

**TOWN OF GILMANTON
ZONING BOARD OF ADJUSTMENT
THURSDAY, JULY 21, 2011 – 7 PM
ACADEMY BUILDING, 503 PROVINCE ROAD**

MEETING AGENDA

OLD BUSINESS

Continued Public Hearing –Case # 08-2011 Kurt & Tracy Rague & Sylvain & Carolyn Goulet,

owners: Requests Variance from Article IV Table 2 to create two buildable lots both of which will lack the required 200 feet of road frontage. Property located on 117 Crystal Lake Road in Gilmanton, in the Rural Zone, Map/Lot # 415-29

Continued Public Hearing Case# 05-2011 – Norman Marvea, owner: request Variance from Article IV Table 2 to build a house on a non conforming lot of 1.1 acres and on a private road. Requirements are 2 acre minimum with some frontage on a class 5 road. Property located at the end of Arrowhead Lane and Warbonnet in the Rural Zone, Map/Lot# 132-113.

Case # 07-2011 Brandon Deschuitneer, owner: Requests a rehearing under RSA 677:2, of Gilmanton ZBA Case # 07-2011, decision made on May 12, 2011, regarding land use for a contractor's yard. Property located at 296 Sargent Road in Gilmanton, in the Rural Zone, Map/Lot # 405-64.

If rehearing request is granted: The Board will go directly to Public Hearing for Case # 07-2011, if the applicant accepts the member of Board members present. Otherwise the Public Hearing will be continued to a date determined.

NEW BUSINESS

Public Hearing Case# 11-2011 –John & Donna Faro, owners: request a variance from Article IV Table 2 to extend a deck 5 feet into the setback. Property located at 261 Hemlock Drive in Gilmanton, in the Residential Lake Zone, Map/Lot# 121-39.

Public Hearing Case# 12-2011 – David & June Matthews & Bay Timber & Conv Bldg Co, owners: request a special exception from Article IV Table 1 for a use to put a campground in the Rural Zone. Property located on Mountain Road at the Alton town line in the Rural Zone, Map/Lot# 105-14 & 15.

APPROVAL OF MINUTES June 16, 2011

OTHER BUSINESS

Vote on application for Rehearing of Case # 03-2011 GMR Holdings of NH LLC, applicant, Christopher Hottel, owner: A Special Exception is required by Gilmanton Zoning Article III-K4c(2)(b) to be able to erect a Class 2 Cell Tower in area 4. Property located at the end of Copp Road in Gilmanton, in the Rural Zone, Map/Lot # 411-27.

Elizabeth Hackett, Chair

You are invited to appear in person or by agent or counsel and state reasons why the request should or should not be granted. The complete application is on file for public inspection at the above address. Written comments may also be submitted to the above address for consideration.