

**TOWN OF GILMANTON  
ZONING BOARD OF ADJUSTMENT  
THURSDAY, AUGUST 18, 2011 – 7 PM  
ACADEMY BUILDING, 503 PROVINCE ROAD**

**MEETING AGENDA**

**OLD BUSINESS**

**Vote on application for Rehearing of Case # 03-2011 GMR Holdings of NH LLC, applicant, Christopher Hottel, owner:** Requests a rehearing under RSA 677:2, of Gilmanton ZBA Case # 03-2011, decision made on May 12, 2011, regarding a Special Exception 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.

**If rehearing request is granted:** The Board will set a Public Hearing for September 15, 2011.

**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

**Vote on application for Rehearing of 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 September 15, 2011.

**Continued 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.

**NEW BUSINESS**

**Public Hearing Case# 13-2011– James N. Locke, Trustee applicant, Lee Trust, owner:** requests an appeal from an administrative decision by the Building Inspector, that the second story of a garage cannot be converted to residential purposes. Property located 41 Whispering Pines Road in the Rural Zone, Map/Lot# 106-13.

**If the appeal is granted the Board will go right into**

**Public Hearing Case# 14-2011& 15-2011– James N. Locke, Trustee applicant, Lee Trust, owner:** requests a variance from Zoning Ordinance VII C-1a to make a residence on a private road AND from ZBA decision # 4-2004 “structure is not to be used for living quarters”. Property located 41 Whispering Pines Road in the Rural Zone, Map/Lot# 106-13.

**APPROVAL OF MINUTES July 21, 2011**

**OTHER BUSINESS**

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.