

**TOWN OF GILMANTON
ZONING BOARD OF ADJUSTMENT
THURSDAY, OCTOBER 20, 2011 – 7 PM
ACADEMY BUILDING, 503 PROVINCE ROAD**

MEETING AGENDA

OLD BUSINESS

Re-Hearing Request–Case # 08-2011 Kurt & Tracy Rague & Sylvain & Carolyn Goulet, owners: Request rehearing of their case for a 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

If the Board grants the re-hearing it will go directly into:

Public Re-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

Re- Hearing Request- Case# 13-2011– James N. Locke, Trustee applicant, Lee Trust, owner: requests a rehearing of his case of 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.

Re-Hearing Request -Case# 14-2011– James N. Locke, Trustee applicant, Lee Trust, owner: requests a rehearing of his case for a variance from Zoning Ordinance VII C-1a to make a residence on a private road . Property located 41 Whispering Pines Road in the Rural Zone, Map/Lot# 106-13.

Re-Hearing Request -Case# 15-2011– James N. Locke, Trustee applicant, Lee Trust, owner: requests a rehearing of his case for a variance 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.

NEW BUSINESS

Public Hearing –Case # 17-2011- Edward N. Herbert Assoc., Inc.,applicant, Carol & Robert Knutson, owners: request a variance from Zoning Ordinance VII C-1 and Section IV Table 2 to replace a house on a nonconforming lot, with 21’ front setback, 19.4’ side setback, 24’ from an intermittent stream. Property located at 12 Laurel Avenue, a private road, in the Residential Lake Zone, Map/Lot# 120-31.

APPROVAL OF MINUTES September 15,2011

OTHER BUSINESS

LGC letter related to septic requirements

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.