

**TOWN OF GILMANTON
ZONING BOARD OF ADJUSTMENT
THURSDAY, SEPTEMBER 18, 2014 – 7 PM
ACADEMY BUILDING, 503 PROVINCE ROAD**

MEETING AGENDA

NEW BUSINESS

Joint Public Hearing ZBA Case # 2014 – 00010 David A. Clairmont, applicant, Caper Real Estate Holdings LLC, owner AND PB Case#2014003 - Property owner Caper Real Estate Holding, LLC; Applicant David A. Clairmont: requests a special exception from Zoning Ordinance Article IV Table 1 to permit a contractor's yard in the rural zone. Property will be 8.05 acres located on NH Route 140, Map/Lot# 411/01, in the Rural zone. Applicant is applying for a minor subdivision of present property seeking approval to create 1 additional 3.13 acre lot; remaining lot to be 8.05 acres. Property is located at 46 NH Route 140 in the Rural Zone.

Public Hearing Case # 2014 – 00011 William Joyce, owner: requests a variance from Zoning Ordinance Article IV Table 2 to permit a shed in the lake setback. Property is 192.7 acres located at 156 Anderson Rd, Map/Lot# 406/54, in the Rural zone.

Public Hearing Case # 2014 – 00012 John Lukens, owner: requests an administrative decision from Code Enforcement decision to require installation of a septic system, design #CA2013115571, before it expires on 10/28/16. Property is 1.68 acres located at 23 Elm Street, Map/Lot# 115/34, in the Village zone.

Request for rehearing of Case # 2013-00013 Antonopoulos Realty Trust owner: Zoning Ordinance Article XV-A to build a single family dwelling on a non-conforming lot, that does not have the required 150' lake frontage. Property is .23 acres located at 116 Valley Shore Drive, Map/Lot# 131/77 in the Rural zone.

APPROVAL OF MINUTES – August 21, 2014, meeting

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.