

**TOWN OF GILMANTON  
ZONING BOARD OF ADJUSTMENT  
THURSDAY, AUGUST 20, 2020 – 7 PM  
ACADEMY BUILDING, 503 PROVINCE ROAD**

**MEETING AGENDA**

**OLD BUSINESS**

**Continued Public Hearing Case #2020-10 John Driscoll & Arlene Driscoll-O'Donovan, owners, Tony Fallon, applicant:** requests a variance from Zoning Ordinance Article IV Table 2 to put a 48' x 28' house in the lake, wetland, road, & side setbacks. Property is .14 acres located at 23 NH Route 106, Map/Lot# 134/004 in the Rural zone.

**Continued Public Hearing Case #2020-11 Bear Investments LLC, owner, Gary Anderson, applicant:** requests a special exception as in the Zoning Ordinance Article IV Table 1, provided in Article IX-B to use the property for Gravel/Fill/Loam/Stone Removal and Treated Soils. Property is 42 acres located at 313 NH Route 106, Map/Lot# 412/022 in the Business zone.

**Continued Public Hearing Case #2020-12 Bear Investments LLC, owner, Gary Anderson, applicant:** requests a variance from Zoning Ordinance Article III-F-6 & 7 to allow a Billboard, and from Article IV Table 2 to locate it in the road setback. Property is 42 acres located at 313 NH Route 106, Map/Lot# 412/022 in the Business zone.

**NEW BUSINESS**

**Public Hearing Case #2020-14 Daniel Campbell, owner:** requests after-the-fact variance from Zoning Ordinance Article IV Table 2 to have an enclosed side porch in the road & side setbacks, also a future enclosing of front porch in lake & road setbacks. Property is 2.5 acres located at 309 Crystal Lake Rd., Map/Lot #111/007, in the Rural zone.

**Public Hearing Case #2020-15 Crystal Lake Farms LLC, owner:** requests a variance from Zoning Ordinance Article IV Table 1 for a solar farm use not listed in the table. Property is 15.37 acres located at 117 Crystal Lake Rd., Map/Lot #415/029, in the Rural zone.

**Public Hearing Case #2020-16 Suzette Sims, owner:** requests a variance from Zoning Ordinance Article IIV-C-1a to build on non-conforming lot w/no class 5 or better road frontage. Property is .45 acres located on Rose Ave., Map/Lot #120/040, in the Res. Lake Zone.

**APPROVAL OF MINUTES – July 16, 2020, meeting**

Elizabeth Hackett, Chair

Due to the COVID-19 emergency, the number of members of the public that will be allowed at the meeting will be limited. You, your agent, or counsel may attend in person or electronically; for instructions please go to [www.gilmantonnh.org](http://www.gilmantonnh.org), Zoning Board of Adjustment, on August 19. You may also state reasons why the request should or should not be granted by making a statement sent by mail or email to the above addresses, for the Board's consideration. The complete application is on file. If you wish to review specific information in the file send an email request at least two days before the hearing.