

**TOWN OF GILMANTON  
ZONING BOARD OF ADJUSTMENT  
THURSDAY, APRIL 15, 2021 – 7 PM  
ACADEMY BUILDING, 503 PROVINCE ROAD  
zba@gilmantonnh.org**

**MEETING AGENDA**

**OLD BUSINESS**

**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 # 2021-05 Richard Church, applicant, Kara & Scott Richardson, owners:** request a variance from Zoning Ordinance Article IV, Table 2 for an after-the-fact variance for a deck built inside the side setback. Property is .14 acres located at 30 Aspen Avenue, Map/Lot# 118-028 in the Residential Lake zone.

**Public Hearing Case # 2021-06 Peter & Leslie Leahy, owner:** request a variance from Zoning Ordinance Article IV, Table 2 & Article III-P to allow rebuilding & enlarging a house inside the lake setback with two other houses located on the lot. Property is .97 acres at 8 Pickerel Point, Map/Lot# 104-008 in the Rural zone.

**Public Hearing Case # 2021-07 Richard MacDonald, owner:** requests a variance from Zoning Ordinance Article IV, Table 2 to build a house addition in the road setback. Property is 6.17 acres located at 41 Durrell Mountain Road, Map/Lot# 403-009 in the Rural zone.

**Public Hearing Case # 2021-08 Spaulding, Matt, applicant, Douglas Monson, owner:** request a variance from Zoning Ordinance Article IV, Table 2 to increase the volume of a storage building that is located in the road setback. Property is .75 acres located at 502 Crystal Lake Road, Map/Lot# 107-012 in the Rural zone.

**OTHER BUSINESS**

**APPROVAL OF MINUTES – March 18, 2021, meeting**

Elizabeth Hackett, Chair

Due to the COVID-19 emergency, the number of members of the public that will be allowed at the meeting may be limited. You, your agent, or counsel may attend in person or electronically; for electronic instructions please go to [www.gilmantonnh.org](http://www.gilmantonnh.org) /Zoning Board of Adjustment. 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.