



**TOWN OF GILMANTON  
ZONING BOARD OF ADJUSTMENT  
THURSDAY, SEPTEMBER 21, 2023 – 7 PM  
ACADEMY BUILDING, 503 PROVINCE ROAD  
603-267-6700 ext. 122  
www.gilmantonnh.org**

**MEETING AGENDA**

**NEW BUSINESS**

**Public Hearing Case #2023-14:** Property owner Justin Chojnacki is requesting a variance from Article VII, Section C:1-a to build on a parcel having no frontage on a class V road or better. The property is located on Locust Ave, known as map and lot 119-053 located in the Residential Lake Zone.

**Public Hearing Case #2023-15:** Property owners James Virgin & Melanie Maheux, represented by Timothy Britain of Cleveland, Waters, and Bass, are seeking an appeal of administrative decision on the grounds the Town Community Development Director erred when determining the property has no class V road frontage. The property is located on Canaan Rd, known as map and lot 411-015 located in the Rural Zone.

**Public Hearing Case #2023-16:** Applicants Robert & Ileana Stone, on behalf of property owners Heather Stone & the Estate of H. Marie Seewald, are requesting a variance from Article VII, Section C to construct a shed on a non-conforming lot that does not meet setbacks. The property is located at 5 Bacon Way, known as map and lot 110-006, located in the Rural zone.

**OLD BUSINESS**

**Public Hearing Case # 2023-13:** Property owners James Virgin & Melanie Maheux are requesting a variance from Article IV, Table 2 to construct a single-family home on a parcel having no frontage on a class V road or better. The property is located on Canaan Rd, known as map and lot 411-015 located in the Rural Zone.

**APPROVAL OF MINUTES – June 15, 2023**

Elizabeth Hackett, Chair