

**TOWN OF GILMANTON**  
**ZONING BOARD OF ADJUSTMENT**  
**JOINT PLANNING BOARD**  
**THURSDAY JULY 8, 2021 – 7 PM.**  
**ACADEMY BUILDING**  
**MINUTES**

**APPROVED**

Planning Board Chair, Roy Buttrick, called the meeting to order at 7:00 PM.  
ZBA Members attending: Elizabeth Hackett, Perry Onion, Mike Teunessen, Nate Abbott, Leslie Smith, and alternate member Zannah Richards  
Also in attendance: Annette Andreozzi, Land Use Administrator, and Planning Board members and staff

The Chair made introductions and explained the ZBA procedures.

**Public Hearing Case # 2021-12 Brett & Brenda Currier, owners:** requests a special exception from Zoning Ordinance Article IV Table 1 to use property for a contractor's yard. Property is 14.176 acres located on NH Route 140 at Mary Butler Lane, Map/Lot# 413/112, in the Village zone.

Mr. Currier said that outside storage would be for pallets or drain pipes. He will have a big garage that he will store stuff in during the winter if he goes away.  
Betty verified what he will store. Abuts Mary Butler Lane. Probably with condition to not access the property via Mary Butler Ln.  
Mr. Currier: "no problem"  
Perry asked if access will come out on Route 140.  
Mr. Currier state approved driveway permit off Route 140.  
Zannah: The driveway cut is in already, what were the flags for?  
Mr. Currier: house and septic layouts.  
Zannah: there were questions about your paving of Mary Butler Lane.  
Nate: Mr. Currier came before board about Mary Butler Lane  
Mr. Currier planning board required access for subdivision off lane.  
Betty read the definition for a contractor's yard.  
Mr. Currier said if he were a landscaper he could have all kinds of stuff outside.  
Nate: if you were in that would be true.  
Perry asked about Mary Butler site ownership and maintenance.

**Perry Onion moved to close Public Hearing Case # 2021-12 Brett & Brenda Currier, owners**  
Seconded by Mike Teunessen.  
**Motion passed unanimously.**

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**DELIBERATIVE SESSION:**

**Case # 2021-12 Brett & Brenda Currier, owners**

Betty went out there today

Nate and Mike: seems uncontroversial to them

Discussion about being in village v light business

Betty: it is next to police building. Probably not see based on were being put

**MOTION:**

**Mr. Nathaniel Abbott moved to grant** a special exception for **Case # 2021-12 Brett & Brenda Currier, owners**: requesting a special exception from Zoning Ordinance Article IV Table 1 to use property for a contractor's yard. Property is 14.176 acres located on NH Route 140 at Mary Butler Lane, Map/Lot# 413/112, in the Village zone.

- a. The site is appropriate for the use because the district has had contractor's yards routinely over the decades;
- b. The use as developed will not adversely affect the neighborhood because the location of the contractor's yard on the property is back from the road and not near any abutting property;
- c. Adequate & appropriate facilities will be provided for the proper operation of the proposed use which is to store several pieces of equipment and material for construction;
- d. The Board found no evidence and formed the opinion that a nuisance or hazard would not be created.

**CONDITIONS:**

1. There shall be no accessing or exiting of this property at any point along Mary Butler Lane for the purpose of moving equipment and/or materials to or from the contractor's yard.
2. The vegetation in the buffer around the Mary Butler Historic Site shall be maintained to prevent a view of the contractor's yard from the site.
3. If in the future it is found that the contractor's yard is a nuisance or hazard to abutters, this special exception shall be reviewed and possibly revoked.
4. This special exception is limited to the size and location indicated on the site plan presented for the designated use.

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5. Storage on the property shall be limited to discreet items and shall not include:  
sand, gravel, fill, or similar piles of any kind.

Mr. Michael Teunessen seconded.

Discussion of vehicles on Mary Bulter Lane.

Discussion of revoking of decisions.

**Motion passed unanimously.**

Returned to planning board

Betty cleared up the discussion was open to the public.

Nate read decision.

Roy asked about Mary Butler Lane

Nate said any citizen has right to use Mary Butler Lane.

Betty explained 30-day rule before decision is in effect. And decision stays with the property.

ADJOURNMENT: Motion was made by Mr. Mike Teunessen and seconded by Nate Abbott to adjourn. Vote passed unanimously. Meeting adjourned at 7:40PM.

Respectfully submitted,

Annette Andreozzi, Land Use Administrator