**Gilford Zoning Board of Adjustment**

**Notice of Public Hearing**

**Tuesday, February 23, 2021**

#### Gilford Town Hall

#### 47 Cherry Valley Road

#### Gilford, NH 03249

#### Conference Room A

#### 7:00 P.M.

**\*Due to COVID-19, the public, the applicant, and Board members**

**may participate by telephone.**

**Please Dial: (603) 527-4708 & enter Password: 1234**

The Gilford Zoning Board of Adjustment will meet on Tuesday, February 23, 2021 at 7:00 p.m. to hold a public hearing to consider the following application(s):

**1. Robert Small & Mark Rines** – Applicants propose to convert two (2) condominium units (Unit 9 and Unit 10) at Spinnaker Shores Condominiums from nonconforming seasonal uses to nonconforming year-round uses. A Variance is being requested from Section 9.2.3, Nonconforming Seasonal Uses, to allow the conversion. Property is located at 289 Dockham Shore Road on Tax Map & Lot #216-009.000, #216-009.009, and #216-009.010, in the Single Family Residential (SFR) Zone. Application #2021000055.

**2. Cellco Partnership d/b/a Verizon Wireless** – Applicant is requesting a Special Exception pursuant to Article 4, Sections 4.3.18 and 4.7.3(r), to allow installation of an FCC-licensed personal wireless services facility (aka “cell tower”). Property is located at 1328 Cherry Valley Road on Tax Map & Lot #271-002.100 in the Natural Resource Residential (NRR) and Limited Residential (LR) Zones. Application #2021000056.

**3. Brendan & Karen Regan** – Applicants are requesting a Variance from Article 5, Section 5.1.3, Front Setback Area, to allow a deck to encroach six (6) feet into the front setback, and from Section 5.1.5, Rear Setback Area, to allow a landing platform and steps for egress to encroach four (4) feet into the rear setback. Property is located at 40 Varney Point Road Right on Tax Map & Lot #242-017.000 in the Single Family Residential (SFR) Zone. Application #2021000057.