GILFORD ZONING BOARD OF ADJUSTMENT

MINUTES

JULY 27, 2021

 **CONFERENCE ROOM A**

**7:00 P.M.**

The Gilford Zoning Board of Adjustment met on Tuesday, July 27, 2021, at 7:00 p.m.

The public, the applicant, and Board members were able to join via GoToMeeting.

Chairman Bill Knightly led the Pledge of Allegiance.

Members present were Chairman Bill Knightly; Vice-Chairman Larry Routhier; and Regular member Andy Howe.

Members absent were Scott Davis, Kevin Hayes and Adrianna Antonopoulos.

Also present were Sandra Hart, Technical Assistant, Daniel Tousignant, Building Inspector/Code Enforcement Officer.

B. Knightly stated that the only rule that he has is that when you wish to speak come over to the microphone.

B. Knightly amended the agenda to take the third application first.

B. Knightly stated under RSA 674:33, III provides that “the concurring vote of 3 members of the board shall be necessary to revers any action of an administrative official or to decide in favor of any appeal...”

**1. Applications**

**1.3** **Jason & Elizabeth Soukup**

 **Application #2021000454**

 Request for Rehearing regarding a decision made by the Gilford Zoning Board of Adjustment on May 25, 2021. Wherein the Board of Adjustment voted to deny two Variance requests, pursuant to Article 5, Section 1.3 and 2.1(a) front and waterfront setbacks off the Gilford Zoning Ordinance. The property is located at 98 Belknap Point Road on Tax Map & Lot # 242-215.000.

Attorney Christopher Swiniarski stated that he was representing Jason & Elizabeth Soukup and that he would like to move forward with a 3-member board.

B. Knightly asked if the board members had a chance to read everything. They replied, yes.

A. Howe said that he didn’t see anything new and compelling information that wasn’t available at the first meeting from the original proposal. L. Routhier stated that he agreed with that.

Town Attorney Laura Spector-Morgan stated which isn’t the only standard; the other is whether or not you think you made an error in your original decision based on what has been presented.

B. Knightly didn’t feel as if the board many any errors.

Motion made by A. Howe, seconded by L. Routhier to deny the request for a rehearing based on the lack of evidence that there was any new and compelling information presented that wasn’t available at the public meeting and that there was no evidence that the Zoning Board had made an error of law.

S. Hart took a roll call:

A. Howe - yes

B. Knightly - yes

L. Routhier - yes

Motion carried.

**1.1** **William J. Fidler 2020 Family Tr.**

**Application #2021000276** - Applicant is seeking a Variance from Article 5, Section 5.2 Special District Standards, 5.1.3 Front Setback Area and Table 2 Dimensional Regulations for the construction of a 5,888 square foot Single Family home with walk-out basement, deck and garage. The property is located at 8 Varney Point Road, Left on Tax Map & Lot #223-420.000 in the Single Family Residential (SFR) Zone and the Island and Shore Frontage District. *Tabled from the June 22, 2021 meeting.*

Motion made by A. Howe, seconded by L. Routhier, to take the application off the table. Motion carried with all in favor.

Attorney Philip Hastings asked to be tabled to the next meeting.

Motion made by L. Routhier, seconded by L. Routhier to table Application #2021000276 to the August 24, 2021 meeting. Motion carried with all in favor

 **1.2** **Stones Throw Realty, LLC**

 **Application #2021000355** - A Variance is being requested from Article 5. Dimensional Regulations, Article 7. Off-Street Parking, Article 17. Architectural Design Standards, 5.2 Special District Standards, 5.2.1 Island and Shore Frontage District (a) Section 5.3 Building Standards, 5.3.1 Building Heights to construct a new building. The property is located at 40 Weirs Road, on Tax Map & Lot #223-539.000 in the Resort Commercial (RC) Zone. *Tabled from the June 22, 2021 meeting.*

Motion made by A. Howe, seconded by L. Routhier, to take the application off the table. Motion carried with all in favor.

Chris Drescher of Cronin Bisson & Zalinsky P.C. requested to be tabled to the next meeting.

Motion made by L. Routhier, seconded by A. Howe to table the Application #2021000355 to the August 24, 2021 meeting. Motion carried with all in favor.

**MINUTES**

April 27, 2021

Motion made by A. Howe, seconded by L. Routhier to approve the minutes of April 27, 2021. Motion carried with all in favor.

May 25, 2021

Motion made by L. Routhier, seconded by A. Howe to approve the minutes of May 25, 2021. Motion carried with all in favor.

**ADJOURNMENT**

Motion made by A. Howe, seconded by L. Routhier to adjourn the Zoning Board of Adjustment meeting of July 27, 2021 at 7:10 p.m. Motion carried with all in favor.

Respectfully submitted,

Sandra Hart, Secretary