

**GILFORD ZONING BOARD OF ADJUSTMENT
MINUTES
JANUARY 23, 2007
CONFERENCE ROOM A
7:00 P.M.**

The Gilford Zoning Board of Adjustment met in a regular session on Tuesday, January 23, 2007 at 7:00 p.m. in Conference Room A.

Present were: Chairman Andrew Howe, Vice-Chairman Don Chesebrough, Charles Boucher and Alternate Robert Dion. Also present was Stephanie Verdile Philibotte, Administrative Assistant.

Member(s) absent: Richard Foley and Alternate, Pat LaBonte.

Chairman Howe led the Pledge of Allegiance.

A. Howe introduced the first cases. He explained the applicant is requesting the applications be continued until the March meeting and they would discuss the request during the deliberative session.

1. Susanne Weldon-Francke

Special Exception request pursuant to Article 15, Section 15.4.2 (a) of the Gilford Zoning Ordinance, to allow the construction of a road through a wetland for a residential subdivision. The property is located on Tax Map & Lot 210-018.000 at 10 Liberty Hill Rd in the Professional Commercial zone. File # Z06-16.

Tabled from the November 28, 2006 meeting.

2. Susanne Weldon-Francke

Special Exception request pursuant to Article 15, Section 15.4.2 (a) of the Gilford Zoning Ordinance, to allow the construction of a road through a wetland for a residential subdivision. The property is located on Tax Map & Lot 210-013.000 at 429 Gilford Ave in the Natural Resource Residential zone. File # Z06-17.

Tabled from the November 28, 2006 meeting.

3. Susanne Weldon-Francke

Special Exception request pursuant to Article 15, Section 15.4.2 (a) of the Gilford Zoning Ordinance, to allow the construction of a road through a wetland for a residential subdivision. The property is located on Tax Map & Lot 210-023.000 at 54 Liberty Hill Rd in the Natural Resource Residential zone. File # Z06-18.

Tabled from the November 28, 2006 meeting.

A. Howe opened the public input portion for the application, as no one was present to represent the application, he closed the public input portion.

A. Howe introduced the next case.

Joseph Turner

Special Exception request pursuant to Section 6.13 of the Gilford Zoning Ordinance, to convert three (3) existing single-family dwelling units, into condominium ownership on Tax Map and Lot #219-006.000, located at 20 Mark Island in the Island Residential Zone. File #ZO7-01. Condominium Conversion Plan Review.

He explained the applicant is requesting the application be continued until the March meeting and they would discuss the request during the deliberative session.

A. Howe opened up the hearing for public input. There being no public input A. Howe closed the public hearing.

Board Deliberations

A. Howe read the letter submitted by Regina Nadeau, attorney, representing the applicant, requesting the applications be continued until the March 27, 2007 meeting.

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| 1. | <u>Susanne Weldon-Francke</u> | <u>File # Z06-16</u> |
| 2. | <u>Susanne Weldon-Francke</u> | <u>File # Z06-17</u> |
| 3. | <u>Susanne Weldon-Francke</u> | <u>File # Z06-18.</u> |

Motion made by C. Boucher, seconded by R. Dion to allow the 2 month extension with the condition all abutters be re-noticed for the March 27, 2007 meeting.

A. Howe called for a vote on the motion. Motion carried with all in favor.

A. Howe read a letter from Steven Nix, attorney for the applicant, requesting the application be tabled until the March 27, 2007 meeting.

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| 4. | <u>Joseph Turner</u> | <u>File #ZO7-01.</u> |
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Motion made by D. Chesebrough, seconded by C. Boucher, to table the application until the March 27, 2007 meeting with the condition all abutters will be re-notified of the hearing in March.

A. Howe called for a vote on the motion. Motion carried with all in favor.

5. APPROVAL OF DECEMBER 19, 2006 MINUTES

Motion made by C. Boucher, seconded by D. Chesebrough, to approve the minutes from December 19, 2006. Motion carried.

6. ADJOURNMENT

Motion made by D. Chesebrough, seconded by C. Boucher, to adjourn the January 23, 2007 Zoning Board of Adjustment meeting at 7:30 p.m. Motion carried with all in favor.

Respectfully submitted,

Stephanie Verdile Philibotte
Administrative Assistant