**GILFORD ZONING BOARD OF ADJUSTMENT**

**MINUTES**

**AUGUST 23, 2022**

**CONFERENCE ROOM A**

**7:00 PM**

The Gilford Zoning Board of Adjustment met on Tuesday, August 23, 2022, at 7:00 PM. The public, applicants, and the board members were present in person.

William Knightly chaired the meeting and welcomed everyone. He led the Pledge of Allegiance.

Present were Chairman Bill Knightly, Vice-Chairman Larry Routhier, Members Andrew Howe, and Adrianna Antonopoulos; Alternate Members Kevin Hayes and Richard Greiner.

Member absent was Scott Davis.

Kevin Hayes, was appointed to sit in for Scott Davis.

Also present were Sandra Hart, Technical Assistant and George Lane, Building Inspector.

1. **Applications**
   1. **Cutler Family Real Properties, LLC / Application #2022000320**

Applicant is seeking a variance from Article 4, Section 4.2.9, Dormitory, to allow a dormitory use in a 2,000 square foot detached accessory building to house up to ten (10) seasonal employees from May through September. The dormitory use is not a permitted use in the SFR Zone. The property is located at 158 Weirs Road on Tax Map & Lot #223-612.100 in the Single Family Residential (SFR) Zone. *Tabled from the July 26, 2022 meeting*.

There was a brief discussion about the requirements set by the state for a dormitory. The application will be tabled indefinitely.

* 1. **Robert Luntz / Application #2022000326**

Applicant is seeking (1) a variance from Article 5, Section 5.1.3(a) to allow construction of a brise soleil (louvers projecting horizontally from the house to overhang the driveway) to have a front setback of 6 feet 10 inches where the standard minimum front setback required is 35 feet and where the New Hampshire Housing Appeals Board allowed a minimum front setback of 12 feet; and (2) a variance from Article 7, Section 7.1.1.2, to allow parking within 15 feet of the front property line where a minimum setback of 15 feet is required. The property is located at 98 Belknap Point Road on Tax Map & Lot #242-215.000 in the Single Family Residential Zone and the Island and Shore Frontage District. *Tabled from the July 26, 2022 meeting*.

K. Hayes moved to remove Application #2022000326 from the table. Second by A. Howe. There was no discussion. The motion passed unanimously.

K. Hayes moved to table Application #2022000326 to the September 27, 2022 meeting. Second by A. Howe. There was no discussion. The motion passed unanimously

* 1. **Cody Kretschmer / Application #2022000404**

Applicant is seeking a variance from Article 5, Section 5.1.3, Front Setback off of Easy Street to allow a 9 foot encroachment into the 35 foot setback and from Section 5.1.4, Side Setback to allow a 15 foot setback where a 25 foot setback is required to add a 12 foot x 16 foot addition for a walk-in-cooler at 7 Belknap Mtn. Road on Tax Map & Lot #226-099.000 in the Single Family Residential (SFR) Zone and in the Historic District & Heritage Commission District. *Tabled from the July 26, 2022 meeting*.

A. Howes moved to remove Application #2022000404 off the table. Second by K. Hayes. There was no discussion. The motion passed unanimously.

Cody Kretschmer thanked the board for allowing him to return and presented a map of the setbacks. The setback and the variance that is being requested is 24 feet from the street. The proposed rear setback is 12 feet from Easy Street, which is along the 8-foot tall stockade fence. The fence will be replaced with a 10-foot fence, approved by the Historic Committee, and agreed upon by the two abutters. The front setback is 25 feet from Belknap Mountain Road. The proposed addition will be used for an ice-cream cooler.

A. Howe confirmed that the application is requesting two variances, one for the front setback and one for the side setback.

A. Antonopoulos asked about the noise from the compressors and C. Kretschmer responded that the coolers would be enclosed and there would be no noise, as everything will be inside. G. Lane spoke about the compressors and the enclosure around the compressors that will help with suppressing the sound. K. Hayes felt it was important that the compressors were not near or directed to the neighbors. C. Kretschmer stated that they would be glad to comply with the board’s requests.

There was no public input, as there were no public present.

K. Hayes moved to approve Application #2022000404, a variance from Article 5, Section 5.1.3, Front Setback off of Easy Street to allow a 9 foot encroachment into the 25 foot setback and from Section 5.1.4, Side Setback to allow a 13 foot setback where a 25 foot setback is required to add a 12 foot x 16 foot addition for a walk-in-cooler at 7 Belknap Mtn. Road on Tax Map & Lot #226-099.000 in the Single Family Residential (SFR) Zone and in the Historic District & Heritage Commission District. He stated that granting the variance would not be contrary to the public interest; the spirit of the ordinance is observed; substantial justice will be done and the values of surrounding properties will not be diminished; there is no fair and substantial relationship exists between the general purposes of the ordinance provision and the specific application of that provision to the property; and the proposed use is a reasonable.

Second by L. Routhier. C. Kretschmer noted that the application was resubmitted earlier that afternoon with new setbacks requested and therefore were different than the setbacks on the original application. The board discussed the differences and amended the motion to ensure the newest version of the application was reflected in the motion. There was a roll call vote and the motion passed unanimously.

* Alternate Member Kevin Hayes – in favor
* Member Larry Routhier – in favor
* Member Andrew Howe – in favor
* Member Ariana Antonopoulos – in favor
* Chair William Knightly – in favor

1. **Other Business**

There was no other business.

1. **Approval of Meeting Minutes**

A. Howe moved to approve the meeting minutes of July 26, 2022. Second by K. Hayes. A. Howe noted that the spelling of his last name, in the attendance list, should be corrected. The motion passed with three voting in favor. (L. Routhier abstained.)

1. **Adjournment**

A. Howe moved to adjourn. Second by K. Hayes. The motion passed unanimously.

The meeting adjourned at approximately 7:27 p.m.

Respectfully Submitted,

Krista Argiropolis  
Recording Secretary