

**NOTICE OF DECISION  
MEETING OF FEBRUARY 24, 2009  
ZONING BOARD OF ADJUSTMENT  
TOWN OF GILFORD, NEW HAMPSHIRE**

**February 27, 2009**

**Astoria Properties, LLC**

Special Exception request pursuant to Article 5, Section 5.2.5(b), to allow a Medical Center with no overnight facilities in a structure of not less than 10,000 square feet on Tax Map & Lot #204-003.009. The property is located at 369 Hounsell Ave in the Industrial Zone, Business Park District and Aquifer Protection District. File #Z09-01.

**Astoria Properties, LLC** is hereby notified the Gilford Zoning Board of Adjustment voted to approve the above referenced application has having met all the criteria for a special exception in Section 11.2 a-f and Article 5, Section 5.2.5(b) of the Gilford Zoning Ordinance.

If you have any questions, please do not hesitate to call the office at 603-527-4727.

Gilford Zoning Board of Adjustment



Stephanie Verdile Philibotte  
Administrative Assistant

CC: Board of Selectmen  
File

**NOTE:** Any person with standing to appeal this decision may do so within thirty days, as that period of time is determined under RSA 677:2. Applicant must obtain valid Building Permit prior to any construction to be undertaken. All construction undertaken during the thirty day appeal period is done at the applicant's own risk. The necessary first step, before any appeal may be taken to the courts, is to apply to the Board of Adjustment for a rehearing. The Motion for Rehearing must set forth all the grounds on which you will base your appeal. See New Hampshire Statutes, RSA Chapter 677, for details.

Notification is provided by photocopy of this notice. The original remains in the Board of Adjustment file.

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Variance request pursuant to Article 7, Section 7.5.3.15, Parking Requirements for Medical Facility, of the Gilford Zoning Ordinance, to reduce the number of parking spaces required for a multi-unit office building with medical and business office uses from 107 to 87 parking spaces on Tax Map & Lot #204-003.009. The property is located at 369 Hounsell Ave in the Industrial Zone, Business Park District and Aquifer Protection District. File #Z09-02.

**Astoria Properties, LLC** is hereby notified the Gilford Zoning Board of Adjustment voted to approve the above referenced application has having met all the criteria for an area variance with the following condition of approval:

1. If the number of parking spaces is determined to be inadequate based on a review by the Code Enforcement Officer or the Director of Planning and Land Use in a manner similar to Section 7.2.1 and 7.2.2, Shared Parking Uses of the Gilford Zoning Ordinance, the applicant or its successor will install parking spaces to meet the required number, up to 107 spaces.

If you have any questions, please do not hesitate to call the office at 603-527-4727.

Gilford Zoning Board of Adjustment



Stephanie Verdile Philibotte  
Administrative Assitiant

CC: Board of Selectmen  
File

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