



ZONING BOARD OF ADJUSTMENT BELMONT, N.H.

WEDNESDAY, September 27, 2023 6:00 P.M.
Belmont Mill, 4th Floor Tioga Room & Zoom
14 Mill Street

MEETING AGENDA:

1. **Abutter's Hearing: Michael Gagne-Matt Smith:** Continuation of a request for a variance of Article 5, Table 2 of the Zoning Ordinance to build a 16' x 24' addition off of the rear of the house 23.3' from the side lot line, where 25' is required. Property is located at 50 Silkwood Avenue, Tax Lot 206-029-000-000, in the Rural Zone. ZBA Case # 15-23Z
2. **Abutter's Hearing: Michael Gagne-Matt Smith:** Continuation of a request for a variance of Article 5, Table 2 of the Zoning Ordinance to build a 16' x 24' addition off of the rear of the house 8.7' from the rear lot line, where 25' is required. Property is located at 50 Silkwood Avenue, Tax Lot 206-029-000-000, in the Rural Zone. ZBA Case #16 -23Z
3. **Re- Hearing: Tradz, LLC:** Re- Hearing of a Request for Special Exception of Article 5 Table 1 of the Zoning Ordinance to allow expansion of the existing contractor's yard to include towing of motor vehicles on a flatbed truck in the Rural Zone. Property is located at 194 Gilmanton Road, Tax Lot 241-019-000-000, ZBA Case #11-23Z
4. **Abutter's Hearing: Good Fortune Trust of 2022:** Request for a Special Exception of Article 5 Table 1 of the Zoning Ordinance to build a 639-sf dwelling unit accessory to residential use. Property is located at 121 Brown Hill Road, Tax Lot 229-007-000-000, in the Residential Single Zone. ZBA Case # 22-23Z
5. **Abutter's Hearing: Lisa and Chad Ober:** Request for a Special Exception of Article 5 Table 1 of the Zoning Ordinance to build a 728-sf dwelling unit accessory to residential use. Property is located at 75 Jefferson Road, Tax Lot 116-012-000-000, in the Residential Single Zone. ZBA Case #23-23Z
6. **Abutter's Hearing: Fran and Sarah Patno:** Request for a Variance from Article 5 Table 1 of the Zoning Ordinance to allow the use of Boat Storage-Exterior on their lot in the Rural Zone. Property is located at 143 Province Road, Tax Lot 211-057-000-000, in the Rural Zone. ZBA Case # 24-23Z.

Other Business:

- a) Approval of minutes – 8/23/2023
- b) Staff Report.
- c) New Business.
- d) Non-public Session - Non-public if deemed necessary 91-A:3 II (a – j) (non-Video item-only if otherwise using video)

*The Zoning Board of Adjustment reserves the right to hold any non-public session during the Regular Meeting, whether noted on the agenda or not. Notice of a non-public session on an agenda is for planning purposes only. The citations to the Right-to-Know Law, set out at NH RSA 91-A, are provisional and may be revised as circumstances required.

The Board will meet at the Mill. Remote participation available via Zoom.
Zoom instructions available in the Land Use Office and at www.belmontnh.gov

Chairman

Peter Harris

This is a public meeting and interested parties are encouraged to attend. Applications on file in the Land Use Office.