



ZONING BOARD OF ADJUSTMENT BELMONT, N.H.

WEDNESDAY, July 26, 2023 6:00 P.M.
Belmont Mill, 4th Floor Tioga Room & Zoom
14 Mill Street

MEETING AGENDA:

1. **Abutter's Hearing: Martin and Kimberly Conway:** Request for a variance of Article 5 Table 2 of the Zoning Ordinance to allow the removal of the existing house and garage and replacing it with new construction of a house, deck and attached garage approximately 18.15' from the private Right of Way known as Dutile Shore Road, where 50' is required. Property is located at 31 Dutile Shore Road, Tax Lot 103-005-000-000, in the Residential Single Zone. ZBA Case #12-23Z.
2. **Abutter's Hearing: Martin and Kimberly Conway:** Request for a variance of Article 4 of the Wetlands Ordinance to allow the removal of the existing house and garage and replacing it with new construction of a house, where the new deck and attached garage are approximately 26.95' from the public waters, where 50' is required. Property is located at 31 Dutile Shore Road, Tax Lot 103-005-000-000, in the Residential Single Zone. ZBA Case #13-23Z.
3. **Abutter's Hearing: Kassandra Ladd & Grace Shaw-Kennedy:** Appeal of an Administrative Decision of Article 8.F.4 of the Zoning Ordinance to construct a 26' x 32' Accessory Dwelling Unit (In-Law Suite) on a lot with an existing Accessory Dwelling Unit, where only one ADU is permitted per lot. Property is located at 152 Bean Hill Road. Tax Lot 223-023-000-000, in the Residential Single Zone. ZBA Case #14-23Z
4. **Abutter's Hearing: Michael Gagne-Matt Smith:** 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' 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
5. **Abutter's Hearing: Michael Gagne-Matt Smith:** 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 16' 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
6. **Abutter's Hearing: George Pickering:** Request for a variance of Article 5 Table 2 of the Zoning Ordinance, to replace two decks (27' x 10') and (15' x 10') approximately .5' from the side lot line, where 12.5' is required. (Request is after the fact) Property is located at 96 Fox Hill Road, Tax Lot 111-058-000-000 in the Residential Single Zone. ZBA Case #17-23Z
7. **Abutter's Hearing: George Pickering:** Request for a variance of Article 4 of the Zoning Ordinance, to replace two decks (27' x 10') and (15' x 10') approximately 5' from the public water, where 50' is required. (Request is after the fact) Property is located at 96 Fox Hill Road, Tax Lot 111-058-000-000 in the Residential Single Zone. ZBA Case #18-23Z
8. Other Business.
 - a) Approval of minutes – 6/28/2023
 - 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.org.

Peter Harris
Chairman

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