



ZONING BOARD OF ADJUSTMENT BELMONT, N.H.

WEDNESDAY, August 23, 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 two variances of:
 1. 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 (**ZBA Case # 15-23Z**) and
 2. 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. (**ZBA Case #16 -23Z**)
Property is located at 50 Silkwood Avenue, Tax Lot 206-029-000-000, in the Rural Zone
2. **Abutter's Hearing: George Pickering:** Continuation of a request for two variances of:
 1. Article 5 Table 2 of the Zoning Ordinance, to replace two decks (27' x 20') and (15' x 10') approximately .5' from the side lot line, where 12.5' is required, (**ZBA Case # 17-23Z**) and
 2. Article 4 of the Wetlands Ordinance, to replace two decks (27' x 20') and (15' x 10') approximately 5' from the public water, where 50' is required. (**ZBA Case #18-23Z**) Property is located at 96 Fox Hill Road, Tax Lot 111-058-000-000 in the Residential Single Zone.
3. **Motion for Consideration of Rehearing:** Susan Condodemetraky Revocable Trust (Tradz, LLC) 194 Gilmanton Road, Tax Lot 241-019-000-000, (**ZBA Case #11-23Z**)
4. **Abutter's Hearing: CCSMK, LLC:** Request for a variance of Article 4 of the Wetlands Ordinance, to demolish and rebuild a single family with an attached garage home with approximately 19.8' from the public water, where 50' is required. Property is located at 16 Walnut Street, Tax Lot 114-010-000-000 in the Residential Single Zone. **ZBA Case #19-23Z**
5. **Abutter's Hearing: Loons of Winnisquam Rev. Trust** Request a one-year extension of the approval for two variances of:
 1. Article 5 Table 2 of the Zoning Ordinance to replace a single-family structure closer (18') to the front property line than allowed (50'), (**ZBA Case #20-23**), and
 2. Article 4 of the Wetlands Ordinance to replace a single-family structure closer (27.6') to the highwater mark than allowed (50') not closer than the preexisting structure but expansion exceeds 40%. Property is located at 21 Gilman Shore Road, Tax Lot 111-069-000-000, in the Residential Single Zone. (**ZBA Case #21-23Z**)
6. Other Business:
 - a) Approval of minutes – 7/26/2023
 - 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.