



ZONING BOARD OF ADJUSTMENT BELMONT, N.H.

WEDNESDAY, JULY 27, 2022 6:00 P.M.
Belmont Mill, 4th Floor Tioga Room & Zoom
14 Mill Street

MEETING AGENDA

1. **Deliberative Session - Tradz LLC:** Continuation to complete the motion for a Special Exception of Article 5 Table 1 of the Zoning Ordinance to allow motor vehicles sales and repairs in the “R” Zone. Property is located at 194 Gilmanton Road, Tax Lot 241-019-000-000, ZBA #1622Z. (No additional Public input)
2. **Abutters' Hearing – Robert & Karen Beaudet:** Request for a Variance of Article 5 Table 2 of the Zoning Ordinance to construct a house closer (37.1’) from the front property line than allowed (50’). Property is located on Sargent Lake Road in the “R” Zone, Tax Lot 238-021-000-000, ZBA #2422Z.
3. **Abutters' Hearing – Kevin & Shelley Fay Trust:** Request for:
 - A. A Special Exception of Article 5 Table 1 of the Zoning Ordinance to allow an Accessory Dwelling Unit in the “RS” Zone. ZBA #2522Z.
 - B. A Variance of Article 5 Table 2 of the Zoning Ordinance to add a second floor closer (17.3’) to the front property line than allowed (50’). ZBA #2622Z.Property is located at 113 Tucker Shore Road, Tax Lot 107-018-000-000.
4. **Abutters' Hearing – John & Deborah Wessling:** Request for a Variance of Article 5 Table 2 of the Zoning Ordinance to construct a shed closer (7’) to the side property line than allowed (12.5’). Property is located at 104 Elaine Drive in the “RS” Zone, Tax Lot 107-101-000-000, ZBA # 2722Z.
5. **Abutters' Hearing – James Solloway for Winnisquam Beach Campground Association**
Request for:
 - A. A Variance of Article 8.B.9 of the Zoning Ordinance to replace a travel trailer with a park model closer (11.1’) to an interior road than allowed (15’). ZBA # 2822Z.
 - B. A Variance of Article 8.B.9 of the Zoning Ordinance to construct a deck closer (1.66’) to the interior road than allowed (15’). ZBA #2922Z.
 - C. A Variance of Article 5 Table 2 of the Zoning Ordinance to replace a travel trailer with a park model closer (11.56’) to the property line than allowed (12.5’). ZBA #3022Z.
 - D. A Special Exception of Article 8.B.9.f.(1).(b) to replace a travel trailer with a park model closer (11.51’) to an unrelated structured than allowed (15’) but not closer than the existing structure (11.05). ZBA #3122Z.

Property is located at 19 Dolphin Drive in the “RS” Zone, Tax Lot 117-015-000-114.

6. **Abutters' Hearing – Wayne & Carol Drouin:** Request for a Special Exception of Article 5 Table 1 of the Zoning Ordinance to allow an Accessory Dwelling Unit in the “RS” Zone. Property is located at 487 Union Road, Tax Lot 116-043-000-000, ZBA # 3222Z.
7. Other Business.
 - A. Approval of minutes – 6/22/22
 - 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 citizens are invited to attend. Application information on file in Land Use Office.