



# ZONING BOARD OF ADJUSTMENT BELMONT, N.H.

WEDNESDAY, September 28, 2022 6:00 P.M.  
Belmont Mill, 4<sup>th</sup> Floor Tioga Room & Zoom  
14 Mill Street & Zoom

## MEETING AGENDA

1. **Abutters' Hearing – Robert & Kathleen Morrill:** Continuation of a request for two Variances of the Zoning Ordinance to construct a single-family residence on a lot:
  - A. RSA 674:41 on a lot without frontage. ZBA #3822Z
  - B. Articles 11.C & 15 on a lot without the required frontage. ZBA #3922ZProperty is located on Federal Street in the “R” Zone, Tax Lot 216-003-000-000.
2. **Abutters' Hearing – Sally Grimard:** Request for a Variance of Article 5 Table 2 of the Zoning Ordinance to replace a Manufactured Unit closer (15’) to the front property than allowed (50’). Property is located at 26 Mountain View Terrace in the “RM” Zone, Tax Lot 121-072-000-000, ZBA #4022Z.
3. **Abutters' Hearing – David & Amy Cribbie:** Request for a Variance of Article 5 Table 2 of the Zoning Ordinance to install a pool closer (14.94’) to the side property line than allowed (25’). Property is located at 28 Potter Road in the “R” Zone, Tax Lot 215-003-005-000, ZBA #4122Z.
4. **Abutters' Hearing – Daniel & Karlene Clair:** Request for a Variance of Article 5 Table 2 of the Zoning Ordinance to construct a single-family residence closer (32.11’) to the highwater mark than allowed (50’). Property is located at 64 Sunset Drive in the “RS” Zone, Tax Lot 104-045-000-000, ZBA #4222Z.
5. **Abutters' Hearing – DKC Realty:** Request for a Variance of Article 5 Table 2 of the Zoning Ordinance to create a lot (.91 acres) with less than the required minimum lot size (1 acre). Property is located at 62 Sunset Drive in the “RS” Zone, Tax Lot 104-046-000-000, ZBA #4322Z.
6. **Abutters' Hearing – Irene Mackes:** Request for two Variances of Article 5 Table 2 of the Zoning Ordinance
  - A. To replace an existing Manufactured Unit closer (38’) to the front property line than allowed (50’). ZBA #4422Z
  - B. To construct a detached garage closer (44’) to the front property line than allowed (50’). ZBA # 4522ZProperty is located at 55 Perkins Road in the “RM” Zone, Tax Lot 121-025-000-000.

7. **Abutters' Hearing – GMH Properties:** Request for a Special Exception of Article 5 Table 1 of the Zoning Ordinance to allow a Contractor's Yard in the "R & C" Zones. Property is located at 595 Laconia Road, Tax Lot 224-042-000-000, ZBA #4622Z.
8. Other Business.
  - A. Approval of minutes – 8/24/22
  - 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.gov](http://www.belmontnh.gov).

Peter Harris  
Chairman

This is a public meeting and citizens are invited to attend. Application information on file in Land Use

Office.