



ZONING BOARD OF ADJUSTMENT BELMONT, NH

Wednesday, May 24, 2023
Belmont Mill & Zoom
Belmont, NH 03220

Members Present: Chairman Peter Harris and Members David Dunham, Mark Mastenbrook, Sharon Ciampi, John Froumy

Staff: Karen Santoro, Town Planner, and Susan Austin, Land Use Administrative Assistant

Zoom: Bob Jones

6:00 Public Meeting

The Chairman opened the meeting at 6:00 pm and welcomed those in attendance and announced that as Chairman of the Belmont Zoning Board of Adjustment, this public body is authorized to meet using electronic means. He said that the Board gave notice to the public of the necessary information for accessing the meeting using Zoom or telephone, and he announced that any party experiencing any difficulty in accessing the meeting at any point, should call 603-267-8300 x 101, and the meeting will be recessed until access can be restored for all parties.

Chairman Harris stated that he would like to remind everyone to be respectful to each other and the Board members and to please direct all questions and comments to the Board. The public will be allowed the opportunity to address the Board during the public hearing.

Plan Submission and Public Hearing: Tradz, LLC: Request for a Special Exception of Article 5, Table 1 of the Zoning Ordinance to allow motor vehicle sales and repairs in the Rural Zone. Property is located at 194 Gilmanton Road, Tax Lot 241-019-000-000, ZBA Case # 11-23.

Chairman Harris recused himself per RSA 673:14 and left the table. Vice Chairman Froumy stepped in as acting Chairman.

George Condodemetraky, Ethan Wood, Esq. and Keith Mathews, Esq. were present for the application.

J. Froumy explained that since the Chairman recused himself, they would have a short board tonight. He stated that the applicant could ask for a continuance in order to allow them the opportunity for a full board.

E. Woods stated that after conferring with his clients, they would prefer to continue to allow for a full board.

MOTION: M. Mastenbrook moved to continue Case # 11-23 until June 28, 2023 at 6:00PM.

D. Dunham seconded the motion.

Vote: All in favor, motion carried 4/0.

Chairman Harris returned to the table.

Minutes of April 24, 2023

MOTION: M. Mastenbrook moved to approve the minutes of April 24, 2023 as written.

S. Ciampi seconded the motion.

Vote: All in favor, motion carried 5/0.

Staff report:

K. Santoro stated that there is an application for an alternate to the Board. In order to allow this applicant to participate in this case, they would have to put him on as the first item of the agenda, and the Town Clerk can swear him in at the meeting and then they would have a 5-member board. The consensus of the Board was to put it as the first item.

K. Santoro noted that they had a candidate for the Land Use Tech position who would be interviewing the following day.

MOTION: M. Mastenbrook moved to adjourn at 6:23 PM.

S. Ciampi seconded.

Vote: All in favor, motion carried (5/0)

Respectfully Submitted,

Susan M. Austin
Land Use Assistant