



PLANNING BOARD

TOWN OF BELMONT, NH

MONDAY, OCTOBER 25, 2021 6:00 P.M.
Belmont Mill 4th Floor Tioga Room 14 Mill Street & Zoom

MEETING AGENDA

1. **Public Hearing – Capital Improvement Plan (CIP) 2022-2027:**
2. **Public Hearing – Lewis Orrin Marden Jr. & David Marden:** Continuation of a request for subdivision approval to subdivide one lot into two. Property is located on Seavey Road, Tax Lot 237-007-000-000 in the “RS” Zone. PB #1721P.
3. **Plan Submission Meeting and Public Hearing – Gilmanton Sand & Gravel:** Request for boundary line adjustment to transfer 16.16 acres from tax lot 247-002-000-000 to 245-001-000-000. Properties are located at 28 Stone Road and 30 Watson Road, in the “R & I” Zones. PB #2121P.
4. **Plan Submission Meeting and Public Hearing – Jennifer Bouchard and Sunset Beach Condominium Association:** Request for a boundary line adjustment approval to capture adjusted limited common area to reorient and reconstruct a detached one-story single-family condominium unit as a 2-story unit and increasing the footprint. Properties are located on Sunset Drive and 76 Sunset Drive, Tax Lots 107-150-000-000 and 107-150-000-004 in the “RS” Zone. PB #2021P.
5. **Plan Submission Meeting and Public Hearing – Paul Zugzo for Raed Hertel Family Trust:** Request for subdivision approval to subdivide one lot into five. Property is located on Jamestown Road, Tax Lot 118-016-000-000 in the “RS” Zone. PB #2221P.
6. Other Business.
 - A. Design Review - Gary & Elaine Cartier: Discussion only of a request for waiver related to a two-lot subdivision. Waiver would be to create an approved private street including the full width of the required street right-of-way as frontage for a new lot to be shown on a subdivision plan to be approved by the Belmont Planning Board, but where new private street does not meet any of the road construction standards required in sections 9E and 10 of the Subdivision Regulations. Property located at 105 Hurricane Road, Tax Lot 223-054-000-000 in the “R” Zone PB #1921P
 - B. Zoning/Code Amendments – Including International Property Maintenance Code (chief Newhall).
 - C. Approval of minutes – 9/27/21
 - D. Staff Report.
 - E. New Business.

F Non-public Session - Non-public if deemed necessary 91-A:3 II (a – j) (non-Video item-only if otherwise using video)

* The (Planning Board, Zoning Board of Adjustment, Conservation Commission) 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.

BY COMPUTER DEVICE over Zoom by going to:

<https://us02web.zoom.us/j/89287097768?pwd=TmFBR1BEMkR5ODE4anN6SXRxVXoydz09>

on a desktop computer, tablet or smartphone

OR BY PHONE on a landline or cell phone by calling:

1 929 205 6099 and entering Meeting ID: 892 8709 7768 Passcode: 512852

Please try to log in 5 minutes before the meeting's scheduled start.

If you are unable to obtain access to the meeting, or if you experience technical difficulties or failures which inhibit your access, immediately call (603) 267-8300 ext. 101 so the meeting may be recessed until accessibility has been restored for all attendees

Peter Harris
Chairman

This is a public meeting and citizens are invited to attend. Application information on file in Land Use Office. Face masks are required in all town buildings.