



ZONING BOARD OF ADJUSTMENT BELMONT, N.H.

WEDNESDAY, MAY 26, 2021 6:00 P.M.
Belmont Mill, 4th Floor Tioga Room
14 Mill Street

MEETING AGENDA

1. **Abutters' Hearing – Tracey LeClair:** Request for a Special Exception of Article 5 Table 1 of the Zoning Ordinance to allow agricultural animals (chickens) in an “RS” zone on a lot less than 3 acres. Property is located at 321 Brown Hill Road, Tax Lot 229-061-000-000, ZBA #1521Z.
2. **Abutters' Hearing – Nancy Vanagel for Winnisquam Beach Association:** Request for two Special Exceptions of Article 4 of the Wetland Ordinance:
 1. To replace a manufactured unit closer (12.6') to the wetlands than allowed (35') but not closer than the existing manufactured unit. ZBA# 1621Z
 2. To construct an addition closer (20') to the wetlands than allowed (35') but not closer than the existing structure. ZBA # 1721ZProperty is located at 8 Donway Drive in an “RS” Zone, Tax Lot 117-015-000-018.
3. **Abutters' Hearing – Robert Stanton for Mallards Landing Association:** Request for three Variances of Article 5 Table 2 of the Zoning Ordinance to construct a two-story addition:
 1. Closer (20.9') to a porch (1 Fifth Street) than allowed (30'). ZBA # 1821Z
 2. Closer (17.9') to a shed (1 Fifth Street) than allowed (30') ZBA # 2021Z
 3. Closer (18.8') to a shed (20 Mallards Landing Road) than allowed (30'). ZBA # 1921ZProperty is located at 22 Mallards Landing Road in an “RS” Zone Tax Lot 110-002-000-129.
4. Other Business.
 - A. Approval of minutes – 4/28/21
 - B. Staff Report.
 - C. New Business.

Peter Harris
Chairman

The Public is encouraged to participate remotely BY COMPUTER DEVICE over Zoom by going to:
<https://us02web.zoom.us/j/85433224531?pwd=NfVpQWdsaWhmcFlselNxm2IFUkQ4Zz09>
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: 854 3322 4531, Passcode: 213562

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 X 101 so the meeting may be recessed until accessibility has been restored for all attendees.

This is a public meeting and interested parties are encouraged to attend. Applications on file in the Land Use Office.