



ZONING BOARD OF ADJUSTMENT BELMONT, N.H.

WEDNESDAY, JUNE 23, 2021 6:00 P.M.
Belmont Mill, 4th Floor Tioga Room
14 Mill Street

MEETING AGENDA

1. **Abutters' Hearing – Tracey LeClair:** Continuation of a 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:** Continuation of a 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:** Continuation of a 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. **Abutters' Hearing – Neil R. Smith for Mallards Landing** Request for a one-year extension (6/26/22) of two variances of the Zoning Ordinance:
 - A. Article 5 Table 2 to construct a single-family dwelling unit closer (20.4’) to Unit 223 than allowed (30’). ZBA #2321Z
 - B. Article 8.B.9.f.1.a to construct a single-family dwelling unit closer (13.7’) to Unit 223 shed than allowed (20’). ZBA # 2421Property is located at 40 First Street in an “RS” Zone, Tax Lot 110-002-000-225.

5. **Abutters' Hearing -Scott & Maryanne MacKay:** Request for two Special Exceptions of Article 11.A.3.c of the Zoning Ordinance to add useable space in the existing footprint:
 - A. Closer (27.1’) to the highwater mark than allowed (50’) ZBA # 2121Z.
 - B. Closer (7’) to the side property line than allowed (12.5’). ZBA # 2221ZProperty is located at 94 Sunset Drive in an “RS” Zone Tax Lot 107-145-000-000.

6. **Abutters' Hearing – Jennifer Bouchard for Sunset Beach Condominium:** Request for two Variances of Article 5 Table 2 of the Zoning Ordinance to allow a carport.

- A. Closer (3.2) to the side property line than allowed (25'). ZBA # 2521Z
- B. Closer (17.15') to an unrelated structure (garage) than allowed (30'). ZBA # 2621Z

Property is located at 72 Sunset Drive in an "RS" Zone, Tax Lot 107-150-000-002.

7. **Abutters' Hearing – Sandra & Chad Goetz for Winnisquam Beach Association:** Request to replace an RV, replace an addition with added deck and relocate a shed:

Variances of Article 8.B.9.f (1), (a) of the Zoning Ordinance:

- A. An RV closer (6.3') to an unrelated structure at 2 Park Place (porch,) than allowed (20') ZBA # 2721Z
- B. An addition with deck closer (17.7') to an unrelated structure at 2 Park Place (porch) than allowed (20'). ZBA# 2821Z

Variances of Article 4 of the Wetlands Ordinance:

- C. An RV closer (32.1') to the wetlands than allowed (35'). ZBA # 2921Z
- D. An addition with a deck closer (22.2') to the wetlands than allowed (35'). ZBA #3021Z

Special Exception of Article 8.B.9.f (2) of the Zoning Ordinance:

- E. Relocate a shed closer (12.9') to an unrelated structure at 2 Park Place (porch) than allowed (20') but not closer than the existing location. ZBA #3121Z

Property is located at 4 Park Place in an "RS" Zone, Tax Lot 117-015-000-040.

8. **Abutters' Hearing – Andrea R. Lubiens:** Request for a Special Exception of Article 5 Table 1 of the Zoning Ordinance to allow agricultural animals (chickens) in the "I" zone on a lot less than 3 acres. Property is located at 280 Depot Street, Tax Lot 236-009-000-000, ZBA #3221Z.

9. Other Business.

- A. Approval of minutes – 5/26/21
- 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/87262938186?pwd=T0t2UmIvbnkzVndic1VIRktNUU1Cdz09>

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: 872 6293 8186, Passcode: 264601

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.