



ZONING BOARD OF ADJUSTMENT BELMONT, N.H.

WEDNESDAY, SEPTEMBER 22, 2021 6:00 P.M.
Belmont Mill, 4th Floor Tioga Room & ZOOM
14 Mill Street

MEETING AGENDA

1. **Abutters' Hearing – Loons of Winnisquam Rev. Trust:** Request for two variances of:
 - A. Article 5 Table 2 of the Zoning Ordinance to replace a single-family structure closer (18') to the front property line than allowed (50'). ZBA #3421Z.
 - B. Article 4 of the Wetlands Ordinance to replace a single-family structure closer (27.6') to the highwater mark than allowed (50') not closer than the preexisting structure but expansion exceeds 40%. ZBA # 3521Z.Property is located at 21 Gilman Shore Road in an "RS" Zone, Tax Lot 111-069-000-000.

2. Other Business.
 - A. **Jennifer Bouchard for Sunset Beach Condominium:** Request for rehearing (not a public hearing on Board's 7/28/21 action to deny two variances for Tax Lot 107-150-000-002 ZBA # 2521Z & 2621Z.
 - B. Approval of minutes – 8/25/21.
 - C. Staff Report.
 - D. New Business.
 - E. 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.

Peter Harris
Chairman

BY COMPUTER DEVICE over Zoom by going to:
<https://us02web.zoom.us/j/83619926444?pwd=WnowcjI0ZUI4dVnKy8zOFg1UGN2QT09>
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: **836 1992 6444** Passcode: **287336**

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.

This is a public meeting and interested parties are encouraged to attend. Applications on file in the Land Use Office. Face masks are encouraged for anyone wishing to wear one.