



ZONING BOARD OF ADJUSTMENT BELMONT, N.H.

WEDNESDAY, OCTOBER 27, 2021 6:00 P.M.
Belmont Mill, 4th Floor Tioga Room & Zoom
14 Mill Street

MEETING AGENDA

1. **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 (4.3) to the side property line than allowed (25'). ZBA # 3621Z
 - B. Closer (19.4') to an unrelated structure (garage) than allowed (30'). ZBA #3721ZProperty is located at 72 Sunset Drive in an "RS" Zone, Tax Lot 107-150-000-002.

2. **Abutters' Hearing – Jennifer Bouchard for Sunset Beach Condominium:** Request for.
 - A. A Special Exception of Article 11.A.3.d of the Zoning Ordinance to construct a structure closer (28.9') to the highwater mark than allowed (50') but not closer than the preexisting building and not exceeding a 40% increase within the setback. ZBA #4021Z
 - B. A Variance of Article 5 Table 2 of the Zoning Ordinance to construct a structure closer (23.7') to an unrelated structure (house) than allowed (30'). ZBA #3821Z
 - C. A Variance of Article 5 Table 2 of the Zoning Ordinance to construct a structure closer (29.9') to an unrelated structure (house) than allowed (30'). ZBA #3921ZProperty is located at 76 Sunset Drive in an "RS" Zone, Tax Lot 107-150-000-004.

3. **Abutters' Hearing – Matthew Gault:** Request for a Special Exception of Article 5 Table 1 of the Zoning Ordinance for a contractor's yard, storage of equipment trailers, aluminum frames and pressure treated lumber, in the commercial zone. Property is located at 682 Laconia Road, Tax Lot 230-043-000-000, ZBA #4121Z.

4. Other Business.
 - A. Approval of minutes – 9/22/21
 - B. Staff Report.
 - C. New Business.
 - D. 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

This is a public meeting and interested parties are encouraged to attend. Applications on file in the Land Use Office. Face masks are required in all town buildings.