



ZONING BOARD OF ADJUSTMENT BELMONT, N.H.

WEDNESDAY, FEBRUARY 23, 2022 6:00 P.M.
Belmont Mill, 4th Floor Tioga Room & Zoom
14 Mill Street

MEETING AGENDA

1. **Abutters' Hearing –Ward & Cynthia Peterson:** Request for a Special Exception of Article 5 Table 1 of the Zoning Ordinance to allow a Contractor's Yard in the "R" zone. Property is located at 661 Province Road, Tax Lot 226-074-000-000, ZBA # 0322Z.
2. **Abutters' Hearing – David & LeeAnn Fay Ellis:** Request for three Variances of Article 5 Table 2 of the Zoning Ordinance.
 - a. To replace a manufactured unit closer (23') to Perkins Road than allowed (50'). ZBA # 0422Z.
 - b. To replace a manufactured unit closer (26') to Welcome Road than allowed (50') but not closer than the former unit (10' \pm), but the square footage increase in the setback exceeds 40%. ZBA # 0522Z
 - c. For a deck closer (18') to Welcome Road than allowed (50'). ZBA # 0622Z.Property is located at 3 Welcome Road in an "RM" Zone, Tax Lot 121-026-000-000.
3. **Abutters' Hearing – Route 106 Realty Trust:** Request for a Variance of Article 5 Table 1 of the Zoning Ordinance to construct a single-family residence in the "C" zone. Property is located at 54 Peggy Drive, Tax Lot 210-017-000-000, ZBA #0722Z.
4. Other Business.
 - A. Approval of minutes – 1/26/22
 - 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 Zoning Board of Adjustment 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.

The Board will meet at the Mill. Remote participation available via Zoom.
Zoom instructions available in the Land Use Office and at www.belmontnh.org.

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.