



ZONING BOARD OF ADJUSTMENT BELMONT, NH

Meeting Minutes of January 22, 2025
Belmont Mill & Zoom

Members Present: Elizabeth Stewart, Reese Grey, Mark Mastenbrook
Members Absent: Chairman Peter Harris; Vice Chairman John Froumy
Alternates Present: Susan Bouthiette
Alternates Absent: Thomas Ceniglio
Staff Present: Karen Santoro, Town Planner.

K. Santoro stated that both the Chairman and Vice Chairman were not present at this meeting, therefore, Mark Mastenbrook would be Acting Chairman.

6:00 Public Meeting

The Acting Chairman, Mark Mastenbrook, opened the meeting at 6:05 pm and welcomed those in attendance and announced that as Acting Chairman of the Belmont Zoning Board of Adjustment, this public body is authorized to meet using Zoom. He announced that any party experiencing any difficulty in accessing the meeting through Zoom at any point, should call 603-267-8300 x 101, and the meeting will be recessed until access can be restored for all parties.

Susan Bouthiette was seated as a voting member.

Abutter's Hearings – Robert Bonsignore: Applicant is proposing to convert the second story of the existing garage to an accessory dwelling unit and is requesting a Special Exception to Article 5, Table 1. Property is located at 193 Plummer Hill Road in the “RS” Zone, Tax Lot 211-027-000-000.

K. Santoro stated, due to a recent change in RSA 672:3 which defines “abutter”, there was an abutter that wasn't noticed that should have been. The application should be postponed until the February meeting.

MOTION: L. Stewart moved to postpone ZBA Case# 01-25Z until February 26, 2025.
R. Grey seconded the motion.
Vote: All in favor, motion carried. (4-0)

Minutes of December 18, 2024

MOTION: L. Stewart moved to approve the minutes of December 18, 2024 as amended.
R. Grey seconded the motion.
Vote: Motion carried by (4-0)

Staff Items:

The Deliberative Session will be on February 1, at 10 AM at the High School. There are 2 warrant articles put forth by the Planning Board and 1 petition warrant article.

The town is switching its website host, and K.Santoro asked what the Board's consensus is as far as how many years of minutes does the Board feel they should have available online. It is \$100 a year for each board. The consensus was the present year plus two years would be sufficient, and if someone wanted something older, they could reach out to the Land Use Department.

ADJOURNMENT

MOTION:

M. Mastenbrook moved to adjourn at 6:07 PM

L. Stewart seconded the motion.

Vote: All in favor, motion carried. (4-0)

Respectfully Submitted,



Susan M. Austin
Land Use Assistant