



ZONING BOARD OF ADJUSTMENT BELMONT, N.H.

WEDNESDAY, August 28, 2024 6:00 P.M.
Belmont Mill, 4th Floor Tioga Room and Zoom
14 Mill Street

MEETING AGENDA:

- Abutter's Hearings – Keith and Heather Buxton:** Continuation of a request proposing to remove the existing residential structure and replace it with a new single-family home, and requests the following relief:
 - A variance of Article 4 Table 1 of the Wetlands Ordinance to allow the construction of a single-family home and deck closer (42.5') to public waters than allowed (50' required). ZBA Case # 11-24Z
 - A variance of Article 5, Table 2 of the Zoning Ordinance to allow the construction of a single-family home and deck closer (13.5') to the front lot line than allowed (50' required). ZBA Case # 12-24ZProperty is located at 19 Chestnut Street, in the "RS" Zone, Tax Lot 114-008-000-000.
- Abutter's Hearing – CJM Industries, LLC:** Request for a one-year approval extension for two Variances of the Zoning Ordinance to construct single-family residences:
 - (Article 5 Table 1) in the Commercial Zone in compliance with the Residential Single-Family Zone dimensional requirements. ZBA #13-24Z
 - (Article 5 Table 2) in the Rural Zone in compliance with the Residential Single-Family Zone dimensional requirements. ZBA #14-24ZZProperty is located at Route 3 and 45 Westview Drive, Tax Lots 201-016-000-000 & 201-025- 000- 000, in the Commercial Zone. Original Approval date was June 22, 2022.
- Abutter's Hearing – Elizabeth Sederquest:** Request for a Special Exception to Article 5 Table 1 of the Zoning Ordinance to allow agricultural animals (chickens) on a property less than 3 acres. Property is located at 18 Hurricane Road in the "RS" Zone, Tax Lot 222-008-000-000. ZBA# 15-24Z.
- Abutter's Hearing – Danielle Joyce:** Applicant is proposing to replace existing deck and is requesting the following relief:
 - A variance of Article 5, Table 2 of the Zoning Ordinance to construct a deck closer (21') to the front lot line (Pond Road) than allowed (50' required). ZBA Case # 16-24Z
 - A variance of Article 5, Table 2 to construct a deck closer (36') to the front lot line (Sunset Drive) than allowed (50' required). ZBA Case # 17-24ZProperty is located at 145 Sunset Drive, in the "RS" Zone, Tax Lot 107-168-000-000.
- Abutter's Hearing – Michael and Veronica Fournier:** Request for a variance to Article 5 Table 2 of the Zoning Ordinance to build a 16' x 16' addition to the existing house that will be closer (34') to the front property line than is allowed (50' required). Property is located at 272 Seavey Road, in the "RS" Zone, Tax Lot 237-008-000-000. ZBA Case #18-24Z.
- Abutter's Hearing – Barr Outdoor Advertising:** Request for a Special Exception to Article 11.A.2 of the Zoning Ordinance to rebuild and add a second sign to a preexisting nonconforming billboard. Property is located on Laconia Road, in the "C" Zone, Tax Lot 205-066-000-000. ZBA Case # 19-24Z
- Abutter's Hearing -Lawrence and Elizabeth Dubin:** Request for a variance of Article 5, Table 2 of the Zoning Ordinance to build a new single-family home closer (25') to the front setback than allowed (50' required). Property is located at 50 Gardners Grove Road, Tax Lot 120-018-000-000, in the "RS" Zone. ZBA Case# 20-24Z

Other Business:

- a) Approval of minutes – July 24, 2024
- 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.gov.

Chairman Peter Harris