ZONING BOARD OF ADJUSTMENT
BELMONT, N.H.

WEDNESDAY, March 25, 2026 6:00 P.M.
Belmont Mill, 4th Floor Tioga Room and Zoom
14 Mill Street

MEETING AGENDA:

1. **Abutter's Hearing - Larry and Beth Dubin:** Request for a Variance from Article 5 Table 2 to build a single-family home with garage closer to the front setback (17.7 feet where 50' is required) than allowed. Property is located at 156 Gardners Grove, Tax Lot 120-017-000-000, in the Residential Single Zone. ZBA Case #03-26Z.

2. **Abutter's Hearing – Edward Trethewey:** Applicant is proposing to remove existing 8'x 36' travel trailer with a 11'x36' park model trailer and is requesting the following relief:
   - A Variance from Article 4 of the Wetland Ordinance to place the park model trailer closer (20.8' where 50' is required) to public waters than allowed.
   - A Variance from Article 8 Section B.F of the Zoning Ordinance to place the park model trailer closer (11.6' where 15 feet is required) to an unrelated structure than allowed.
   - A Variance from Article 5 Table 2 of the Zoning Ordinance to place the park model trailer closer (11.9' where 12.5' is required) to the rear lot line.

   Property is located at 21 Dolphin Drive, Tax Lot 117-015-000-113, in the Residential Single Zone. ZBA cases 04-26Z, 05-26Z, & 06-26Z
3. **Abutter's Hearing – Brian and Kristen Walker:** Applicant is proposing to remove and replace the existing single-family home with a single-family home with attached garage and is requesting the following relief:
   Three Variances from Article 4 of the Wetland Ordinance (Setback from Public Waters)
   - Garage: 19.9' where 50' is required
   - Northside: 23.9' where 50' is required
   - Westside: 40.7' where 50' is required

   One Variance from Article 5 Table 2 (Setbacks from Side Lot Line)
   - Southside: 9.5' where 12.5' is required.

   Property is located at 116 Tucker Shore Road, Tax Lot 107-024-000-000, in the Residential Single Zone. ZBA Cases # 07-26Z, 08-26Z, 09-26Z & 10-26Z.
4. **Abutter's Hearing – Michael and Jennifer Grant:** Applicant is proposing to construct a two-story addition (garage with laundry and bathroom) and is requesting the following relief:
   - A variance from Article 5 Table 2 to construct the addition closer (11.0' where 12.5' is required) to the side lot line than allowed.
   - A variance from Article 5 Table 2 to construct the addition closer (14.4' where 50' is required) to the front lot line than is allowed.

   Property is located at 30 Bayview Drive, Tax Lot 115-009-000-000, in the Residential Single Zone. ZBA Cases #11-26Z & 12-26Z
5. **Abutter's Hearing – Forest Stone, LLC:** Applicant is requesting a Variance from Article 5 Table 2 - in the Rural Zone in compliance with the Residential Single-Family Zone dimensional requirements, Property is located at 114 Ladd Hill Road, Tax Lot 206-008-000-000, in the Rural Zone. ZBA Case #13-26Z.

Other Business:

a) Approval of minutes – February 25, 2026
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