# ZONING BOARD OF ADJUSTMENT
# BELMONT, N.H.

WEDNESDAY, May 28, 2025 6:00 P.M.
Belmont Mill, 4th Floor Tioga Room & Zoom
14 Mill Street

**MEETING AGENDA:**

6:00 PM: Call to Order

1. **Abutter's Hearings – Bonnie Moulton:** Request for a variance of Article 5, Table 2 of the Zoning Ordinance (Dimensional Regulations) to place an 8'x10' porch closer (10.8') to the front setback than is allowed (50'). Property is located at 12 Leisure Lane, Tax Lot 121-090-000-000, in the Residential Multi Family Zone. ZBA Case # 07-25Z.

2. **Abutters' Hearing – Amy Goober Rev Trust:** Request for a Variance of Article 4 Table 1 of the Wetlands Ordinance (Principal Structure: Setback from Public Waters) to construct an addition closer (33.9') to the side setback than allowed (50'). Property is located at 18 Lakeside Drive, Tax Lot 112-005-000-000, in the Residential Single Zone. ZBA Case # 08-25Z.

3. **Abutters Hearing - Susan Condodemetraky Revocable Trust:** Request to amend an existing Special Exception approval of Article 5, Table 1 of the Zoning Ordinance (Table of Permitted Uses) to allow expansion of the existing contractor's yard to include towing of motor vehicles on a flatbed truck in the Rural Zone. Property is located at 194 Gilmanton Road, Tax Lot 241-019-000-000. ZBA Case # 10-25Z

4. Other Business:
   **Request for a Rehearing – Revision Energy:** Consideration of a request to rehear an application to install a commercial solar farm on 6 acres of land within the lot. The applicant is requesting a Variance to Article 5 Table 1 (Zoning District Table of Permitted Uses). Property is located on Mile Hill Road, in the Rural and Residential Single-Family Zones, Tax Lot 205-037-000-000. ZBA Case # 09-25Z. **This is NOT a public hearing, there will be no public comment heard at this time.**

   - Approval of minutes – April 23, 2025
   - Staff Report.
   - New Business.
   - 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.

Peter Harris
Chairman

This is a public meeting and interested parties are encouraged to attend. Applications on file in the Land Use Office.
Adaptive hearing devices are now available to the public upon request. If you would like to use one, please arrive 10–15 minutes prior to the meeting start time to allow for setup.