ZONING BOARD OF ADJUSTMENT
BELMONT, N.H.

WEDNESDAY, July 23, 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 Hearing - Susan Condodemetraky Revocable Trust:** Continuation of a 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

2. **Abutter's Hearing – Lisa and Serge Mueller:** Applicant is proposing to replace the existing deck and add a detached garage, and is requesting the following relief:
   - A variance to Article 5, Table 2 of the Zoning Ordinance to replace the existing deck closer (16.16' where 50' is required) than allowed. ZBA Case #13-25Z
   - A variance to Article 5, Table 2 of the Zoning Ordinance to build a detached garage closer to the front lot line (40.4' where 50' is required) than allowed. ZBA Case # 14-25Z
   - A variance to Article 5, Table 2 of the Zoning Ordinance to build a detached garage closer to the side lot line (12.07' where 12.5' is required) than allowed. ZBA Case #15-25Z

   Property is located at 27 Elaine Drive, Tax Lot 107-177-000-000 in the Residential Single Zone.

3. **Abutter's Hearing - Parent Sand & Gravel, LLC:** Applicant is proposing to build a warehouse/interior self-storage building and is requesting the following relief:
   - A Special Exception to Article 5, Table 1 (Table of Permitted Uses) to allow a Contractor's Yard in the Rural Zone. ZBA Case # 16-25Z.

   Property is located at 98 Wareing Road, Tax Lot 245-016-000-000 in the Rural Zone.

4. **Abutter's Hearing - JCB, LLC:** Applicant is proposing to build an Accessory Dwelling Unit on the second level of the existing barn and is requesting the following relief:
   - A Special Exception to Article 5, Table 1 (Table of Permitted Uses) to allow an ADU in the Residential Single Zone.

   Property is located at 100 Knotty Way, Tax Lot 201-011-003-000, in the Residential Single Zone.

5. **Abutter's Hearing – Ethan and Ashley Warner**: Applicant is proposing to remove the existing deck and replace it with an enclosed living space and a patio and is requesting the following relief:
   - A variance to Article 5, Table 2 of the Zoning Ordinance to build an addition closer to the front lot line (28.8' where 50' is required) than allowed. ZBA Case # 18-25Z
   - A variance to Article 5, Table 2 of the Zoning Ordinance to build a patio closer to the side lot line (9.2' where 12.5' is required) than allowed. ZBA Case #19-25Z

   Property is located at 33 Leisure Lane, Tax Lot 121-032-000-000, in the Residential Single Zone.

Other Business:

- Approval of minutes – June 25, 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.

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.