ZONING BOARD OF ADJUSTMENT
BELMONT, N.H.

WEDNESDAY, September 24, 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 – Sterling Messer Revocable Trust:** Applicant is proposing to build a 24' x 32' addition with a porch closer (6.9') to the side setback than is allowed (10') and is requesting a variance to Article 5 Table 2 (Dimensional Requirements). Property is located at 153 Main Street, Tax Lot 122-004-000-000, in the Village Zone. ZBA Case #20-25Z

3. **Abutter's Hearing Carolyn Buckley:** Applicant is proposing to construct a new storage shed and is requesting a variance to Article 5, Table 2 (Dimensional Requirements) to place an 8'x12 shed closer (6') to the side lot line than is allowed (12.5'). Property is located at 198 Gardners Grove Road, Tax Lot 119-021-000-000, in the Residential Single Zone. ZBA Case # 22-25Z

4. **Abutter's Hearing – Stephen Carlucci:** Applicant is proposing to replace the existing second story deck and construct a new storage shed and is requesting the following:
   - A variance to Article 4, Table 1 (Wetlands Ordinance) to replace the existing deck with a new 12' x 31' deck closer (20.4') to public waters than is allowed (50').
   - A variance to Article 5, Table 2 (Dimensional Requirements) to replace an 8'x10' shed with a 12'x20' shed closer (3') to the side lot line than is allowed (12.5').

   Property is located at 29 Sargent Lake Road, Tax Lot 238-013-000-000, in the Residential Single Zone. ZBA Cases 23-25Z and 24-25Z.

5. **Abutter's Hearing – Shawn and Tricia Beauchesne:** Request for a variance approval extension from Article 5, Table 1 of the Zoning Ordinance to allow a veterinary clinic/boarding kennel (canine daycare & boarding) in existing residence and associated fenced in area. (Original date of approval was October 25, 2023) Property is located at 677 Union Road, Tax Lot 222-047-000-000; Residential Single Zone. ZBA Case 25-25Z

Other Business:
- Approval of minutes – August 27, 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.