ZONING BOARD OF ADJUSTMENT
BELMONT, N.H.

WEDNESDAY, October 22, 2025 6:00 P.M.
Belmont Mill, 4th Floor Tioga Room and Zoom
14 Mill Street

MEETING AGENDA:

1. **Abutters 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 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.

3. **Abutter's Hearing – The Lake Time Trust, Gerald Crump, Trustee:** Applicant is proposing to remove and replace the existing 18' x 36'cottage and is requesting the following:
   - A variance to Article 4, Table 1 (Wetlands Ordinance) to place the new cottage closer (22') to public waters than is allowed (50').
   - A variance to Article 5, Table 2 (Dimensional Requirements) to place the new cottage closer (1.5') to the side lot line than is allowed (12.5').
   - A variance to Article 5, Table 2 (Dimensional Requirements) to place the new cottage closer (3.5') to the front lot line than allowed (50').

   Property is located at 11 Island Drive, Tax Lot 111-008-000-000, in the Residential Single Zone. ZBA Cases 26-25Z, 27-25Z, & 28-25Z.

4. **Abutter's Hearing – John Tremblay:** Applicant is proposing to install a park model trailer with a deck, three season room, and shed and is requesting the following relief:
   - A variance to Article 5, Table 2 (Dimensional Requirements) to place the park model trailer closer (29.5') to the front lot line than is allowed (50').
   - A variance to Article 8.B.9.f.1 (Setbacks between sheds) to place the new shed closer (12.5') to an unrelated structure than allowed (20').

   Property is located at 5 Berkshire Drive, Tax Lot 117-015-000-062, in the Residential Single Zone. ZBA Cases 29-25Z & 31-25Z.

Other Business:

a) Approval of minutes – September 24, 2025
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