ZONING BOARD OF ADJUSTMENT
BELMONT, NH

Meeting Minutes of November 19, 2025
Belmont Mill & Zoom

Members Present: Chairman Peter Harris; Vice Chairman John Froumy; Dana Silcock; Mark Mastenbrook and Liz Stewart
Alternates Present: Susan Bouthiette
Staff Present: Karen Santoro, Town Planner & Susan Austin, Land Use Assistant
Zoom: None

6:00 Public Meeting

Chairman Harris opened the meeting at 6:00 pm and welcomed those in attendance and announced that as Chairman of the Belmont Zoning Board of Adjustment, this public body is authorized to meet using Zoom. He announced that any party experiencing any difficulty in accessing the meeting through Zoom at any point, should call 603-267-8300 x 101, and the meeting will be recessed until access can be restored for all parties.

Chairman Harris stated that Susan Bouthiette would be seated as a voting member.

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.

J. Froumy recused himself.

Ethan Wood, Stephan Condodemetraky, and George Condodemetraky were present to discuss this application. E. Wood stated that all they were waiting on at this point is the Town's third-party review to be completed. He stated that they have received a copy of that report, and at this point they understand that the report confirms their position that the lower entrance way is not safer than the one currently being used, and ultimately the entrance that they are currently using complies with all of the Town's requirements.

M. Mastenbrook stated that they still have no way of knowing what the sightlines would be if they were to get a lot of snow. His concern is that once they get a lot of snow, the plows will push the snow up, decreasing the sightline. The driveway just barely meets the sightline without snow.
This is a special exception, and one of the criteria for a special exception is "does it create noise, dust fumes, traffic impacts, etc." It does create traffic impacts, especially when you're expecting 19 trucks a day.

E. Wood stated that the third-party review addressed the sight line. They estimated sightlines at 3 ½ feet to account for snow. One of the things that was noted in that report was that snow might need to be cleared from that area. He stated that he doesn't feel that that would be an unreasonable thing to expect.
M. Mastenbrook asked whose responsibility would it be to clear the snow? S. Condodemetraky stated that they have always cleared the snow, and they would continue to do so.

M. Mastenbrook stated that at the first meeting, several neighbors gave testimony about noise, lights and traffic. He asked what the hours of business were. S. Condodemetraky stated that it's been 10 am to 6 pm all along. M. Mastenbrook asked if that meant there were no trucks after 6 pm. E. Wood stated that in the application they stated

that although the hours of operation are 10 am to 6 pm, occasionally a truck will come in after that. M. Mastenbrook asked what he meant by "occasionally"? S. Condodemetraky stated that he had offered the Board members access to their cameras. He stated that they have 20 cameras on their property. M. Mastenbrook asked if they could estimate how many trucks have come in after hours. S. Condodemetraky stated that there were none in the past 3 months.

S. Bouthiette asked if the applicant could clarify what the size of the trucks were that are coming in and out of the lot. S. Condodemetraky stated that they typically are a flatbed with a vehicle on the bed and towing another vehicle behind it. There is also a 4-car carrier that occasionally will come to the lot. They expressly prohibit 18 wheelers from the lot.

Discussion continued about the merits and history of the application.

Chairman Harris opened the public hearing.

Kathy McGlynn (189 Gilmanton Road) stated that she is not as opposed as she was in 2022. The trucks that are a problem are not the Tradz trucks, they are outside vehicles. One of the outside trucks backed up across Rt. 140 into her yard. The hours are not 10 am -6 pm, this morning they left at 8 am. S. Condodemetraky stated that he was happy to verify that. K. McGlynn has noticed in this past 6 months it's been fewer outside trucks. She stated that she is happy with the way it is now, as long as it doesn't get any busier.

MOTION: D. Silcock moved to grant a Special Exception 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, based on the following criteria:

1. The proposal is specifically authorized as a Special Exception by the Ordinance. Yes
2. If applicable, the proposal satisfies applicable Special Exception criteria set forth in Ordinance Article 13.F.
3. The proposal is not incompatible to other uses in the area through the creation of noise, fumes, dust, odor, lighting, smoke or other impacts. The property in which the vehicles are stored is set back so far from the road that is hardly seen from the road.
4. The proposed location is of adequate size. The lot is 65 acres.
5. The proposal does not create undue traffic congestion or unduly impair vehicular or pedestrian safety. After having the survey done and speaking with DOT, it's been proven that it's an existing impact, which is why it shouldn't further traffic congestion or impact pedestrian safety.
6. The proposal does not overload any existing water, drainage, sewer or other system, nor will there be any significant increase in stormwater runoff onto adjacent property or street. Considering the fact that they are not expanding the impact, there is proper drainage there.
7. The proposal does not create excessive demand for municipal services and facilities. As stated before, this is all existing.
8. The proposal does not create hazards to the health, safety or general welfare of the public. Considering this is an existing business, nothing is changing.

Additional conditions:

A. All representations made by the applicant during the public hearing are incorporated as a condition of this approval.
B. The applicant and owner are solely responsible to comply with the approved plan and conditions of approval. Contractors should be sufficiently warned regarding same.
C. Approval expires on 10/22/27 if use is not substantially acted on and if an extension is not granted. Approval also expires if use ceases for more than two years.
D. Site Plan approval from the Planning Board is required.
E. NHDOT driveway permit update is required.

Second: Liz Stewart
Vote: Motion Carried. (4-0-1 M. Mastenbrook voted no.)

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.

K. Santoro stated that the applicant has withdrawn their application.

Minutes of September 24, 2025 & October 22, 2025

MOTION: M. Mastenbrook moved to approve the minutes of 9/24/25 & 10/22/25.
Second: D. Silcock
Vote: All in favor, motion carried. (5/0)

OTHER BUSINESS

Staff Report
K. Santoro stated that the Planning Board will be moving forward with several amendments for 2026.

Public Comment
Karen Gilbert (Sargent Lake Road) has concerns about an approved application and whether or not the applicant obtained a shoreland permit.

New Business
J. Froumy stated that he will not be running in 2026.
L. Stewart stated that she is resigning in December as she is moving out of town.

ADJOURNMENT

MOTION: M. Mastenbrook moved to adjourn at 7:05 PM
L. Stewart seconded the motion.
Vote: All in favor, motion carried. (5/0)

Respectfully Submitted,

Susan M. Austin
Land Use Assistant