ZONING BOARD OF ADJUSTMENT
BELMONT, N.H.

Wednesday, September 23, 2026, 2026 6:00 P.M.
Belmont Mill, 4th Floor Tioga Room and Zoom
14 Mill Street

MEETING AGENDA:

1. **Abutter's Hearing – Brenda Walker:** Applicant is proposing to place a 66' x 16' manufactured home closer (21.7 ') to the front lot line than is allowed (50') and is requesting the following relief:
   - A Variance from Article 5, Table 2 (Setbacks)

   Property is located at 22 Sleepy Hollow Lane, Tax Lot 121-058-000-000, in the Residential Multi Family Zone. ZBA Case # 22-26Z.

2. **Abutter's Hearing – Shawn and Christy Houde (Clayton Dunn 93 Inter Vivos Trust, owner):**
   Applicant is proposing to build a single-family home and is requesting the following relief:
   - A Variance from Article 5, Table 2 (Setbacks): The new house will be closer (23.3') to the front lot line than is allowed (50')
   - A Variance from Article 4: Wetland Setbacks) The new house will be closer (38.2') to public waters than is allowed (50')
   - A Variance from Article 11.3.f (Non-conforming uses/structures)

   Property is located at 43 Breck Shore Road, Tax Lot 114-020-000-000, in the Residential Single Zone. ZBA Case 23-26Z.

3. Other Business:
   a) Approval of minutes – August 26, 2026
   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 www.belmontnh.gov.

Chairman Peter Harris