ZONING BOARD OF ADJUSTMENT
BELMONT, NH
Meeting Minutes of October 28, 2026
Belmont Mill & Zoom

Members Present: Chairman Peter Harris; Vice Chairman Mark Mastenbrook; Dana Silcock; Susan Bouthiette; and Dennis Grimes
Members Absent: **none**
Staff Present: Karen Stuyniski, Town Planner

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. He also noted that there were only four Board members present, so if any applicants wanted to continue their cases until a meeting with a full Board, they were welcome to do so.

Abutter's Hearing - D&M Homes, LLC: Applicant is proposing to construct a single-family home and is requesting the following relief:

- A variance from Article 11.C (Non-conforming structures) The lot does not have the required road frontage to be conforming.
- A variance from 674:41 (Road Frontage) The lot does not front on a Class V or higher road.

Property is located on Durrell Mountain Road, Tax Lot 212-043-000-000, in the Rural Zone.
ZBA Case # 24-26Z

K. Stuyniski stated that she was just made aware of an abutter concern about the location of the right of way, and unfortunately the plan that was submitted does not have enough information on it to confirm what the actual location is. Staff would recommend continuing this case until the November meeting to allow the applicant to confirm the right of way location.

MOTION: M. Mastenbrook moved to continue this case until November 18 meeting.
Second: D. Silcock
Vote: All in favor, motion carried. (5/0)

Abutters Hearing – Gilmanton Sand and Gravel: Applicant is proposing to excavate below the seasonal high water table and is requesting the following relief:

- A variance to Article 7:H (Excavation or mining within 4 feet of the seasonal high-water table)

Property is located at 28 Stone Road, Tax Lot 245-001-000-000, in the Industrial Zone. ZBA Case # 25-26Z.

Jon Rokeh, Rokeh Consulting, was present to discuss this application. He stated that this is a project that they have been working on for quite a while with Staff and the Application Review Committee to figure out a way to do this excavation in a way that won't negatively affect the aquifer.

M. Mastenbrook stated that staff report indicates that this is a Development of Regional Impact, and they will have to notify the surrounding towns.

Chairman Harris stated that in order to provide timely notice, provide opportunities for input and consider the interests of other municipalities the Board shall act to determine if the development has a potential regional impact as defined by RSA 36:55. Impacts may include, but are not limited to: Relative size or number of dwelling units as compared with existing stock; Proximity to the borders of a neighboring community; Transportation networks; Anticipated emissions such as light, noise, smoke, odors, or particles; Proximity to aquifers or surface waters which transcend municipal boundaries; Shared facilities such as schools and solid waste disposal facilities. Staff's review suggests **the proposal has potential regional impact** as defined in RSA 36:55. The portion of the property where proposed excavation is located within the Aquifer Protection District.

MOTION: M. Mastenbrook moved that the proposal does have a potential regional impact.
Second: D. Silcock
Vote: All in favor, motion carried. (5/0)

MOTION: M. Mastenbrook moved to continue this application until December 16, 2026, to allow all parties to be notified about the potential regional impact, per RSA 36:57.
Second: D. Silcock
Vote: All in favor, motion carried (5/0)

Minutes of September 23, 2026

MOTION: M. Mastenbrook moved to approve the August 26, 2026 minutes.
Second: S. Bouthiette
Vote: All in favor, motion carried. (5/0)

Staff Report

The Planning Board is discussing several amendments for the ballot in March. They are regarding short term lodging, and allowing residential structures in commercial zones.

ADJOURNMENT

MOTION: S. Bouthiette moved to adjourn at 6:17 PM
Second: D. Silcock
Vote: All in favor, motion carried. (5/0)

Respectfully Submitted,

Susan M. Austin
Land Use Assistant