

BELMONT ZONING BOARD OF ADJUSTMENT
MEETING
WEDNESDAY, NOVEMBER 29, 2006 7:00 P.M.
Belmont Corner Meeting House (downstairs)
16 Sargent Street

AGENDA

1. **Public Hearing – New Cingular Wireless PCS, LLC:** Continuation of a request for a special exception of Article 5 Table 1 of the Zoning Ordinance to construct a personal wireless service facility including a 180’ monopole tower in a commercial zone. Property is located on 15 Dutile Road, Tax Lot 217-116, ZBA # 4006.

2. **Abutters' Hearing – Gloria Hamel:** Request for:
 - A Special Exception of Article 10.A.3.d. of the Zoning Ordinance to construct a deck closer to Seavey Road (38.56’) than allowed (50’) but not closer than the existing house.
 - A Special Exception of Article 10.A.3.d. of the Zoning Ordinance to construct a sunroom with attached deck closer to Hurricane Road (27.97’) than allowed (50’) but not closer than the existing house.Property is located at 272 Seavey Road in an “RS” Zone, Tax Lot 237-008, ZBA # 4206 & 4306.

3. **Abutters' Hearing – Dunn Family Trust:** Request for a Variance of Article 5 table 2 of the Zoning Ordinance to allow an existing deck closer (44.9’) to the travel way than allowed (50’). Property is located at 43 Breck Shore Road in an “RS” Zone, Tax Lot 114-020, ZBA # 4506.

4. **Abutters' Hearing – Stephen Senick:** Request for:
 - A Special Exception of Article 10 A.3.c of the Zoning Ordinance to add useable space (a foundation) closer (26.4’) to the highwater mark than allowed (50’) and closer (12.09’) to the south sideline than allowed (12.5’).
 - A Special Exception of Article 10 A.3.d of the Zoning Ordinance to construct a 7’ x 7’an enclosed front porch closer (37.7’) to the highwater mark than allowed (50’) but not closer than existing structure.
 - A Variance of Article 5 Table 2 to construct rear stairs and landing closer (25.7’) to the highwater mark than allowed (50’).Property is located at 102 Elaine Drive, in an “RS” Zone, Tax Lot 107-102, ZBA # 4406, 4606 & 4706.

5. Other Business.
 - A. Approval of minutes – 10/23/06 & 10/25/06.
 - B. Staff Report.
 - C. New Business.

John Olmstead
Chairman

This is a public meeting and interested parties are encouraged to attend. Applications on file in the Land Use office.