

**BELMONT ZONING BOARD OF ADJUSTMENT
MEETING**

WEDNESDAY, APRIL 28, 2010 6:00 P.M.
Belmont Corner Meeting House (downstairs)
16 Sargent Street

AGENDA

6:00 PM

1. **Abutters' Hearing – Raymond & Kathy Rose for Mallards Landing:** Request for
 - A. A Special Exception of Article 11.A.3.d of the Zoning Ordinance to replace an existing seasonal single-family dwelling closer (9.1) to Unit 515 than allowed (30') but not closer than the existing structure. ZBA # 1810Z
 - B. A Special Exception of Article 11.A.3.c of the Zoning Ordinance to add useable space (second floor) within a preexisting nonconforming footprint. ZBA # 1910Z
 - C. A Variance of Article 5 Table 2 of the Zoning Ordinance to replace a seasonal single-family dwelling closer (12.8') to unit 523 than allowed (30'). ZBA # 1710ZProperty is located at 21 Second Street in an "RS" Zone, Tax Lot 110-002-000-519.
2. **Abutters' Hearing – David and Edward Matthews:** Request for a Variance of Article 5 Table 2, 11. C & 15 of the Zoning Ordinance to construct a single family dwelling on a lot without the required frontage. Property is located on Dock Road in an "R" Zone, Tax Lot 239-041, ZBA # 2410Z.
3. **Abutters' Hearing – Dennis & Deborah Mailhot:** Request for:
 - A. A Variance of Article 5 Table 2, 11 C & 15 of the Zoning Ordinance to construct a single family dwelling on a lot without the required frontage. ZBA # 2110Z
 - B. A Variance of Article 5 Table 2 of the Zoning Ordinance to construct a single family dwelling closer (43') to the front property line than allowed (50'). ZBA # 2210ZProperty is located on Coons Point Road in an "RS" Zone, Tax Lot 119-050.
4. **Abutters' Hearing – Sun Lake Village Owners Association:** Request for a Variance of Article 6 Table 3 of the Zoning Ordinance to construct a mailbox and bus stop shelter closer (2.76') to the side property line than allowed (25'). Property is located on Sun Lake Drive in a "C" Zone, Tax Lot 101-001, ZBA # 2310Z.
5. **Abutters' Hearing – Belmont Firearms and Range LLC:** Request for a Special Exception of Article 5 Table 1 of the Zoning Ordinance for a Recreational Facility, outdoor shooting range and training house. Property is located at 140 Laconia Road in a "C" Zone, Tax Lot 210-005, ZBA # 2010Z.

(Continued on back)

7:00 P.M.

6. **Abutters' Hearing – Theresa Corriveau:** Continuation of Public Hearing with new proposal submitted for:
- A. A Variance of Article 5 Table 2 of the Zoning Ordinance to reconstruct a single-family dwelling, 2-story with full basement, closer (33.3') to the front property line than allowed (50'); not closer than the existing dwelling but exceeding the 40% expansion permitted by Special Exception. ZBA # 1010Z
 - B. A Variance of Article 5 Table 2 of the Zoning Ordinance to construct a single story addition to an existing accessory structure (garage) closer (31') to the front property line than allowed (50'); not closer than the existing structure permitted by Special Exception. ZBA # 1110Z
- Property is located at 135 Jefferson Road in an "RS" Zone, Tax Lot 111-017.
7. **Abutters' Hearing –Frederick & Claudette Brezinski:** Continuation of Public Hearing for:
- A. A Special Exception of Article 10.A.3.c of the Zoning Ordinance to allow a deck and stairs (northside) closer (33.04') to the front property line than allowed (50') but not closer than the existing structure. ZBA # 3409Z.
 - B. A Special Exception of Article 10.A.3.c of the Zoning Ordinance to allow a deck and stairs (northside) closer (23.24') to the northside property line than allowed (25') but not closer to than the existing structure. ZBA # 3709Z.
 - C. A Variance of Article 5 Table 2 of the Zoning Ordinance to allow a deck with ramp (southside) closer (12.43') to the south side property line than allowed (25') but not closer than the existing structure. ZBA # 3309Z.
 - D. A Variance of Article 5 Table 2 of the Zoning Ordinance to allow a deck with ramp (southside) closer (33.10') to the front property line than allowed (50') but not closer than the existing structure. ZBA # 3809Z.
- Property is located at 28 Morgan Road in an "R" Zone, Tax Lot 239-068.
8. **Abutters' Hearing – Sylvie Breton & Jean F. Carbonneau:** Continuation of Public Hearing for a Variance of Article 5 Table 2 of the Zoning Ordinance to reconstruct a single family dwelling closer (31.1') to the front property line than allowed (50'). Property is located 443 Jamestown Road in an "RS" Zone, Tax Lot 117-003, ZBA # 1610Z. REQUEST TO WITHDRAW
9. Other Business.
- A. Approval of minutes – 3/24/10
 - B. Alternate Member Application.
 - C. Staff Report.
 - D. New Business.

Peter Harris
Chairman

