

BELMONT ZONING BOARD OF ADJUSTMENT
MEETING
WEDNESDAY, SEPTEMBER 26, 2007 7:00 P.M.
Belmont Corner Meeting House (downstairs)
16 Sargent Street

AGENDA

1. **Abutters' Hearing – Jeff and Joyce Baker for Winnisquam Beach Campground:** Requesting 3 Variances to construct a 3-season room at 115 Dolphin Drive in an “RS” Zone, Tax Lot 117-015-000-115.
 - a. Wetlands Ord Art 4: closer (41’) to the highwater mark than allowed (50’) ZBA #4907.
 - b. Zoning Ord Articles 5 Table 2 & 7.C.: closer (9.4’) to interior road than allowed (15’) ZBA #5607.
 - c. Zoning Ord Articles 5 Table 2 & 7.C.: closer (13.8’) to Unit 114 than allowed (15’) ZBA #5707.

2. **Abutters' Hearing – Charles Langton for Mallards Landing:** Request for a Variance of Article 4 of the Wetland Ordinance to allow a shed closer (2’) to the highwater mark than allowed (50’). Property is located at 90 Mallards Landing Road in an “RS” Zone, Tax Lot 110-002-000-625, ZBA # 5007.

3. **Abutters' Hearing – Daniel Babineau for Mallards Landing:** Request to reconstruct a seasonal single family camp located at 74 Mallards Landing Rd in an “RS” Zone, Tax Lot 110-002-000-611 requiring:
Zoning Ordinance Special Exceptions:
 - a. Art 10.A.3.c. adding useable space (2nd story) in a preexisting nonconforming footprint. # 5107
 - b. Art 10.A.3.d. being closer (25.7’) to the highwater mark than allowed (50’) but not closer than the existing structure. # 5207
 - c. Art 10.A.3.d. being closer (18.3’) to an unrelated structure than allowed (20’) but not closer than the existing structure. # 5307Zoning Ordinance Variances:
 - d. Art 5 Table 2 being closer (10’) to the interior road than allowed (15’). # 5407
 - e. Art 5 Table 2 being closer (18.8’) to an unrelated shed (Unit 609’s) than allowed (20’). # 5507

4. Other Business.
 - A. Approval of minutes – 8/22/07
 - B. Staff Report.
 - C. New Business.

Peter Harris
Chairman

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