

BELMONT ZONING BOARD OF ADJUSTMENT
MEETING
WEDNESDAY, SEPTEMBER 28, 2005 7:00 P.M.
Belmont Corner Meeting House (downstairs)
16 Sargent Street

AGENDA

1. **Abutters' Hearing – Michael Toepel:** Request for a Special Exception of Article 10.A.3.c of the Zoning Ordinance to reconstruct a preexisting nonconforming structure and add useable space with the addition of a full foundation. Property is located at 30 Morgan Road in an “R” Zone, Tax Lot 239-067, ZBA # 4805.
2. **Abutters' Hearing – Sharyn Warren:** Request for a Special Exception of Article 10.A.3.d.of the Zoning Ordinance to construct a deck closer (33.5’) to the front property line than allowed (50’) but not closer than the existing structure. Property is located at 8 Dupont Road in an “C” Zone, Tax Lot 104-018, ZBA # 4905.
3. **Abutters' Hearing – Alan & Sally Wool:** Request for:
 - A Special Exception of Article 10.A.3.d.of the Zoning Ordinance to construct an enclosed porch closer (34’) closer to the high water mark than allowed (50’) but not closer than the existing structure.
 - A Special Exception of Article 10A.3.d. of the Zoning Ordinance to construct an enclosed porch closer (1.4’) to the side property line than allowed (12.5’) but not closer than the existing structure.Property is located at 50 Sunset Drive in an “RS” Zone, Tax Lot 104-050, ZBA # 5005 & 5105.
4. **Abutters' Hearing – Phillip Harker:** Continuation of a request for a Special Exception of Article 5 Table 1 of the Zoning Ordinance to allow an outdoor recreation facility (trails for OHRV use including organized events, parking for 800 vehicles, 2 events tracks motocross and scramble, 250 rider capacity) in the industrial zone. Property is located on Depot Street, Tax Lot 234-004, ZBA # 1405.
5. Other Business.
 - A. Approval of minutes – 8/24/05
 - 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.