

**BELMONT ZONING BOARD OF ADJUSTMENT
MEETING**

MONDAY, October 31, 2005 7:00 P.M.
Belmont Corner Meeting House (upstairs)
16 Sargent Street

AGENDA

1. **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.
2. **Abutters' Hearing – Andrew P. Sanborn Farm, LLC:** Request for an Appeal of Administrative Decision of the Planning Board's interpretation of Zoning Articles 10.c and 14 (frontage). Property is located on Durrell Mountain Road in an "R" Zone, Tax Lot 214-009, ZBA # 5505.
3. **Abutters' Hearing – June & Normand Champagne:** Request for
 - A Special Exception of Article 10.A.3.c.of the Zoning Ordinance to replace a structure and add usable space in a preexisting nonconforming footprint with the addition of a basement and second floor.
 - A Variance of Article 5 Table 2 of the Zoning Ordinance to replace a structure closer (41') to the front property line than allowed (50').Property is located at 110 Elaine Drive in an "RS" Zone, Tax Lot 107-100, ZBA # 2905 & 4605.
4. **Abutters' Hearing – Gerald & Theresa Skaza for Mallard's Landing:** Request for
 - A Special Exception of Article 10.A.3.c of the Zoning Ordinance to replace a structure and add useable space within a preexisting nonconforming structure with the addition of a second floor.
 - A Special Exception of Article 10.A.3.d.of the Zoning Ordinance to replace a structure closer (0.7') to the rear property line than allowed (12.5').Property is located at 63 Mallards Landing Road in an "RS" Zone, Tax Lot 110-002-000-524, ZBA # 4705 & 5205.
5. **Abutters' Hearing – Marion & David Youtsey:** Request for a Variance of Article 5 Table 1 of the Zoning Ordinance to allow an in-law apartment in the commercial zone. Property is located at 785 Laconia Road, Tax Lot 237-022, ZBA # 5305.
6. **Abutters' Hearing – Gerald & Diane Tobeler:** Request for a Special Exception of Article 10.A.3.c. of the Zoning Ordinance to add useable space within a preexisting nonconforming structure with the addition of a full basement. Property is located at 23 Chestnut Street in an "RS" Zone, Tax Lot 113-002, ZBA # 5405.
7. Other Business.
 - A. Approval of minutes – 9/28/05
 - 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.