



# ZONING BOARD OF ADJUSTMENT BELMONT, N.H.

WEDNESDAY, JUNE 27, 2018 6:00 P.M.  
Belmont Corner Meeting House (downstairs), 16 Sargent Street

## MEETING AGENDA

1. **Abutters' Hearing – Marcel G. & Donna Marie Matte:** Request to remove and replace preexisting nonconforming single-story, single-family dwelling with a partial two-story dwelling:
  - A. Special Exception of Article 11.A.3.d - closer (18.54') to the highwater mark than allowed (50') but not closer than the existing building and not exceeding a 40% increase within the setback ZBA 07-18Z; and
  - B. Special Exception of Article 11.A.3.d - closer (4.96') to the north property sideline than allowed (12.5') but not closer than the existing building and not exceeding a 40% increase within the setback ZBA 09-18Z; and
  - C. Special Exception of Article 11.A.3.c - creating useable space (partial second story) within a preexisting nonconforming footprint ZBA 08-18Z.Property is located at 30 Bayview Drive in an "RS" Zone, Tax Lot 115-009.
  
2. **Abutters' Hearing – Thomas & Mary Beth Grassi for Mallards Landing:** Request for:
  - A. Special Exception of Article 11.A.3.c. of the Zoning Ordinance creating useable space (expand area of second story in excess of 48") within a preexisting nonconforming footprint. ZBA # 10-18Z
  - B. Equitable Waiver of Article 4 of the Wetlands Ordinance and Article 8.B.9.f.(1)(C) of the Zoning Ordinance to permit an existing open, unroofed, detached deck closer (21.2') to the highwater mark than allowed (50'); and closer (13.3') to unit 609 than allowed (15'). ZBA # 11-18ZProperty is located at 70 Mallards landing Road in an "RS" Zone, Tax Lot 110-002-000-607.
  
3. **Abutters' Hearing – Pike Industries, Inc.:** Request for a Variance of Article 7.H.15 of the Zoning Ordinance for relief from requirement for 4' separation to seasonal highwater table to deepen excavation within defined quarry footprint. Property is located at 308 Depot Street in "R" and "I" Zones, Tax Lots 235-058, 232-031 & 236-014, ZBA # 12-18Z.
  
4. Other Business.
  - A. Approval of minutes – 4/25/18.
  - B. Staff Report.
  - C. New Business.

Peter Harris  
Chairman

This is a public meeting. Interested parties are encouraged to attend.  
Applications on file in Land Use Office.