



Belmont Land Use Office

NOTICE OF HEARINGS – A VARIANCE AND, IF NECESSARY, A SPECIAL EXCEPTION OR A VARIANCE

The Belmont Zoning Board of Adjustment has received an application for two variances and a special exception. As provided by State law (RSA 676:7), the Zoning Board will hold a Public Hearing on the requests. Notification of this hearing is being made to all **abutters, agents, lienholders, holders of preservation restrictions, and professionals whose seal appears on any document submitted.** Additionally, in accordance with RSA 12-K:7 notification of this hearing is being made to the **governing body of towns within 20 miles of the proposed site.** The hearing will give you the opportunity to look at the proposal, ask questions and make comments. The application is also on file for public inspection at the Town Hall during regular Land Use office hours. Written comments may be submitted to the Zoning Board prior to the hearing at the below address. This is a public meeting and you are invited to attend.

The hearings will be held on:

Day/Date: Wednesday, March 24, 2021

Time: The meeting begins at 6 p.m. The posted agenda will indicate the placement of this hearing on the Board’s schedule for the evening.

Meeting Location: Remote Via ZOOM – see agenda for login/call-in information

Owner: Judith A. Minor 2003 Trust Applicant: Cellco Partnership dba Verizon Wireless

Road Location: 73 Bishop Road Tax Lot: 205-009-000-000

Variance Zoning Article Cited:	Article 5 Table 1 of the Zoning Ordinance
Proposal:	To allow a wireless communication facility in the “RS” zone.

and, if necessary:

Special Exception Zoning Article Cited:	Article 9 and Article 13.c & f of the Zoning Ordinance
Proposal:	To meet special exception criteria.

or:

Variance Zoning Article Cited:	Article 4.c of the Zoning Ordinance
Proposal:	To allow a 150’ monopole tower that exceeds the height requirement (45’).



ZONING BOARD OF ADJUSTMENT BELMONT, N.H.

WEDNESDAY, MARCH 24, 2021 6:00 P.M.
REMOTE VIA ZOOM

MEETING AGENDA

1. **Abutters' Hearing – Fay Family Trust:** Continuation of a variance of Article 5 Table 2 of the Zoning Ordinance to add a second story closer (17.3') to the front property line than allowed (50'). Property is located at 113 Tucker Shore Road in the "RS" Zone, Tax Lot 107-018-000-000, ZBA #0121Z.
2. **Abutters' Hearing – David & LeeAnn Ellis:** Request for a Special Exception of Article 11.A.3.d of the Zoning Ordinance to replace an existing manufactured home closer (17.1') to the front property line than allowed (50') but not closer than the existing unit. Property is located at 17 Holiday Lane in an "RM" Zone, Tax Lot 121-052-000-000, ZBA # 1221Z.
3. **Abutters' Hearing – David & Cassie Smith:** Request for:
 - a. A Variance of Article 5 Table 2 of the Zoning Ordinance to construct a porch closer (34.45') to the front property line than allowed (50'). ZBA # 1312Z
 - b. A Special Exception of Article 11.A.3.c of the Zoning Ordinance to add a second story closer (39.83) to the front property line than allowed (50') ZBA # 1412ZProperty is located at 360 Hurricane Road in the "R" Zone, Tax Lot 231-005-000-000.
4. **Abutters' Hearing – Cellco Partnership dba Verizon Wireless:** Request to construct a wireless communication facility with a monopole structure:
 - a. A Variance of Article 5 Table 1 of the Zoning Ordinance to allow a wireless communication facility in the "RS" zone. ZBA # 0921Z**and, if necessary:**
 - b. A Special Exception of Article 9 and Article 13.c & f of the Zoning Ordinance to meet special exception criteria. ZBA # 1121Z**or:**
 - c. A Variance of Article 4.c of the Zoning Ordinance to allow a 150' monopole tower that exceeds the height requirement (45'). ZBA # 1021ZProperty is located at 73 Bishop Road in an "RS" Zone, Tax Lot 205-009-000-000.
5. Other Business.
 - A. Approval of minutes – 2/24/21
 - B. Election.

- C. Alternate Member.
- D. Staff Report.
- E. New Business.

Peter Harris
Chairman

The Public is encouraged to participate remotely BY COMPUTER DEVICE over Zoom by going to:
<https://us02web.zoom.us/j/85241915899?pwd=WktFTjN2Z0cwS3NZaDQwaEw1cW93Zz09>
on a desktop computer, tablet or smartphone

OR BY PHONE on a landline or cell phone by calling:
1-929-205-6099 and entering Meeting ID: 852 4191 5899, Passcode: 415317

Please try to log in 5 minutes before the meeting's scheduled start.

If you are unable to obtain access to the meeting, or if you experience technical difficulties or failures which inhibit your access, immediately call (603) 267-8300 ext. 113 so the meeting may be recessed until accessibility has been restored for all attendees.

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