

**MEREDITH ZONING BOARD OF ADJUSTMENT
NOTICE OF PUBLIC MEETING**

Thursday October 8, 2026 @ 6:30 P.M.
Meredith Community Center Meeting Room B, 1 Circle Drive

AGENDA

- I. Call to Order**
- II. Approval of Minutes:** September 10, 2026
- III. Public Hearings & Deliberations**

#5483: Continuance of the public hearing on September 10, 2026, Faitcove, LLC- Appeal for a **Special Exception** (Article V. Section D-2(a) A.) to permit a short-term rental as an accessory use of a single-family dwelling. Tax Map U26 Lot 35 located at 126 Cummings Cove Road, in the Meredith Neck District.
Application Withdrawn

#5486: Continuance of the public hearing on September 10, 2026, Joseph & Amy Turk- An appeal for a **Variance** (Article V. Section D-4.B. and Table of Dimensional Regulations) to permit the construction of a single-family dwelling with a side setback of 3 feet where 20 feet is required and a front setback of 53.3 feet where 65 feet is required. Tax Map U21 Lot 19, located at 151 Pinnacle Park Road in the Shoreline District.

#5484: Veronica Rosa, Gretel Kelly, Rebecca McKellar & Lillian White- An appeal for a **Variance** (Article V. Section D-4.B and Table of Dimensional Regulations) to permit the construction of a single-family dwelling with a proposed front setback of 15.7 feet where 65 feet is required. Tax Map U29 Lot 11, located at 10 Quimby Road in the Shoreline District.

#5488: David Leyland & Betty Rayner- Appeal for a **Special Exception** (Article V. Section D-2 A.) to permit a short-term rental in a detached single-family dwelling. Tax Map U06 Lot 32 located at 21 High Street, in the Shoreline District.

#5489: James & Tara Furlong- An appeal for a **Variance** (Article V. Section D-4.B and Table of Dimensional Regulations) to permit the construction of a single-family dwelling with a proposed front setback of 38 feet where 65 feet is required. Tax Map U29 Lot 29A, located at 24 Stonedam Island Road in the Shoreline District.

#5490: James & Tara Furlong- An appeal for a **Special Exception-Wetlands** (Article V. Section D-9.G.4.a) to permit the construction of a single-family dwelling 34.2 ft. from a non-designated wetland where 50 ft. is required along

with 491 sq. ft. of impact to the wetland buffer. Tax Map U29 Lot 29A, located at 24 Stonedam Island Road in the Shoreline District.

#5491: Upper Terrace Development, LLC- An appeal for a **Special Exception-Wetlands** (Article V. Section D-9 G. 1. a.) to permit the construction of a driveway crossing impacting a non- designated wetland with 192 sq. ft. of temporary impact and 656 sq. ft of permanent impact. Tax Map U02 Lot 21-1, located at 12 Upper Terrace Avenue, in the Shoreline District.

#5492: Jonas Family Rev. Trust- An appeal for a **Special Exception-Wetlands** (Article V. Section D-9 G.2.a) to permit the construction of a retaining wall and associated grading within the buffer of a non-designated wetland with 1,390 sq. ft. of temporary impact and 1,940 sq. ft. of permanent impact. Tax Map U02 Lot 21-2, located on Upper Terrace Avenue in the Shoreline District.

#5493: Dennis & Debra Janowicz- An appeal for a **Special Exception** (Article IV. Section C.2) to permit the construction of a second level on an existing non-conforming structure. Tax Map U31 Lot 12 located at 11 Gard Road in the Shoreline District.

IV. Other Business

V. Adjourn