



ZONING BOARD OF ADJUSTMENT BELMONT, N.H.

WEDNESDAY, July 22, 2026 6:00 P.M.
Belmont Mill, 4th Floor Tioga Room and Zoom
14 Mill Street

MEETING AGENDA:

1. **Abutter's Hearing - Jeffrey and Heather Deardorff: (Continued from June)** Applicant is proposing to build a porch and front entry and is requesting the following relief:
 - A Variance from Article 5, Table 2, to build a porch closer (42.9') to front setback than is allowed (50').
 - A Variance from Article 5, Table 2, to build a front entry porch closer (12.5') to the front setback that is allowed (50').
 - A Variance from Article 5, Table 2, to build a front entry porch closer (6.5') to the side setback that is allowed (12.5').Property is located at 6 Rodin Road, Tax Lot 111-055-000-000, in the Residential Single Zone. ZBA Case # 15-26Z.
2. **Abutter's Hearing – John and Cynthia Cushman:** Applicant is proposing to replace an existing travel trailer with a park model and is requesting the following relief:
 - A Variance from Article 5, Table 2 to place a park model camper closer to the rear setback (5') than is allowed. (25')
 - A Variance from Article 8.1.B to place a park model camper closer (7.8') to an unrelated structure than is allowed (15')Property is located at 3 Sparrow Drive, Tax Lot 117-015-000-111, in the Residential Single Zone. ZBA Case # 18-26Z.
3. **Abutter's Hearing – Larry Dubin:** Applicant is requesting a Variance from Article 5, Table 2 to place a shed closer (18.6') to the front setback than is allowed (50'). Property is located at 150 Gardners Grove, Tax Lot 120-018-000-000, in the Residential Single Zone. ZBA Case # 19-26Z.
4. Other Business:
 - a) Approval of minutes – June 24, 2026
 - b) Staff Report.
 - c) New Business.
 - d) Non-public Session - Non-public if deemed necessary 91-A:3 II (a – j) (non-Video item-only if otherwise using video)

*The Zoning Board of Adjustment reserves the right to hold any non-public session during the Regular Meeting, whether noted on the agenda or not. Notice of a non-public session on an agenda is for planning purposes only. The citations to the Right-to-Know Law, set out at NH RSA 91-A, are provisional and may be revised as circumstances required.

The Board will meet at the Mill. Remote participation available via Zoom. Zoom instructions available in the Land Use Office and at www.belmontnh.gov.

Chairman Peter Harris