



ZONING BOARD OF ADJUSTMENT BELMONT, N.H.

WEDNESDAY, June 24, 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:** 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 – Belmont Landing, LLC:** Applicant is proposing to convert the second-floor of a commercial space into residential apartments and is requesting the following relief: A variance from Article 5, Table 1 to allow multifamily housing in the Commercial Zone. (Table of Permitted Uses). Property is located at 171 Daniel Webster Highway, Tax Lot 101-022-000-000, in the Commercial Zone. ZBA Case # 16-26Z.
3. **Abutter's Hearing – Nicolas Bowden:** Applicant is proposing to replace existing RV with a park model, a three-season porch, an 8 x 10 shed and is requesting the following relief:
 - A Variance to Article 8.B.1 to place a park model closer (6') to an internal park road than is allowed (15').
 - A Variance to Article 5 Table 2 to place an 8'x10' shed closer (1.5') to the front setback than is allowed (50').Property is located at 13 Minor Circle, Tax Lot 117-015-000-005, in the Residential Single Zone. ZBA Case # 17-26Z.
4. Other Business:
 - a) Approval of minutes – May 18, 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