

**BELMONT ZONING BOARD OF ADJUSTMENT**  
MEETING  
WEDNESDAY, JULY 22, 2009 7:00 P.M.  
Belmont Corner Meeting House (downstairs)  
16 Sargent Street

AGENDA

1. **Abutters' Hearing – Ernest & Carol Tourtellotte:** Request for a Variance of Article 15 (frontage) of the Zoning Ordinance to permit the creation of a new lot without access to lot being over its own frontage. Property is located at 277 Durrell Mountain Road in an “R” Zone, Tax Lot 212-052, ZBA # 2209Z.
  
2. **Abutters' Hearing – Mallards Landing for Kevin Parziale:** Request for:
  - A. A Special Exception of Article 11.A.3.c of the Zoning Ordinance to add useable space (2<sup>nd</sup> floor) within a preexisting nonconforming footprint (water and unrelated structure setbacks). ZBA # 4108
  - B. A Special Exception of Article 11 A.3.d of the Zoning Ordinance to construct an addition (shed) closer (39.9’) to the highwater mark than allowed (50’) but not closer than the existing structure. ZBA # 3009Z.
  - C. A Special Exception of Article 11.A.3.d of the Zoning Ordinance to construct an addition (4’ x 6’ deck) closer (39’) to the highwater mark than allowed (50’) but not closer than the existing structure. ZBA # 3109Z.
  - D. A Variance of Article 5 Table 2 of the Zoning Ordinance to construct an addition (shed) closer (7.6’) to an unrelated structure (unit 607) than allowed (20’). ZBA # 2309Z.
  - E. A Variance of Article 5 Table 2 of the Zoning Ordinance to construct an addition (4’ x 6’ deck) closer (10.7’) to an unrelated structure (unit 603) than allowed (20’). ZBA # 3209Z.Property is located at 68 Mallards Landing Road in an “RS” Zone, Tax Lot 110-002-000-605.
  
3. **Abutters' Hearing – Mallards Landing for Patrick J Charest:** Request for:
  - A. Special Exception of Article 11.A.3.c of the Zoning Ordinance to add useable space (2<sup>nd</sup> floor) within a preexisting nonconforming structure (rear and unrelated structure setbacks). ZBA # 2409Z
  - B. A Special Exception of Article 11.A.3.d of the Zoning Ordinance to construct a single family structure closer (27.5’) to an unrelated structure (unit 217) than allowed (30’). ZBA # 2509Z
  - C. A Special Exception of Article 11.a.3.d to construct a single family structure closer (19.2’) to an unrelated structure (unit 229) than allowed (30’). ZBA # 2609Z
  - D. A Variance of Article 5 Table 2 of the Zoning Ordinance to construct a single family structure closer (15.7’) to the rear property line than allowed (25’). ZBA # 2709Z
  - E. A Variance of Article 5 Table 2 of the Zoning Ordinance to construct a single family structure closer (21.9’) to an unrelated structure (unit 213) than allowed (30’). ZBA # 2809ZProperty is located at 26 First Street in an “RS” Zone, Tax Lot, 110-002-000-215.
  
4. **Abutters' Hearing – Elizabeth & Rodney Bascom:** Request for a Special Exception of Article 5 Table 1 of the Zoning Ordinance for two separate assisted living units in the “R” zone on property formerly occupied by Faith Christian Academy. Property is located at 87 Horne Road, Tax Lot 110-006, ZBA # 2909Z.
  
5. Other Business.
  - A. Approval of minutes – 6/24/09
  - B. Staff Report.
  - C. New Business.

Peter Harris  
Chairman

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