

**BELMONT ZONING BOARD OF ADJUSTMENT  
APPLICATION FOR - SPECIAL EXCEPTION  
APPLICATION MUST BE TYPED OR PRINTED LEGIBLY IN PEN**

Owner: **H. Brian & Patricia Friberg** Tele: **978-667-1115** E-mail: **pbfriberg@comcast.net**

Mailing Address: **9 Laurie Ann Lane N. Billerica MA 01862** Fax: \_\_\_\_\_

Applicant: \_\_\_\_\_ Tele: \_\_\_\_\_ e-mail: \_\_\_\_\_

(Different than Owner, but holding interest in property)

Mailing address: \_\_\_\_\_ Fax: \_\_\_\_\_

Agent: \_\_\_\_\_ Tele: \_\_\_\_\_ e-mail: \_\_\_\_\_

Mailing address: \_\_\_\_\_ Fax: \_\_\_\_\_

Agent: \_\_\_\_\_ Tele: \_\_\_\_\_ e-mail: \_\_\_\_\_

e-mail: \_\_\_\_\_

Mailing address: \_\_\_\_\_ Fax: \_\_\_\_\_

Physical Address of Property: **99 Mallards Landing Road**

Zoning District(s): **RS** Tax Map & Lot #: **110/1/0/610** Lot Size: **Approx. 3900 sq. ft.**

Describe in detail all **existing uses & structures** on the subject property: **mobile home and shed used for weekends and vacations by the Friberg Family and Friends**

Describe in detail all **proposed uses & structures**: **new wood frame dwelling and new shed also used on weekends and vacations by the Friberg Family and Friends**

Number of Dwelling Units: Existing- **One (1)** Proposed- **One (1)**

Application is for a Special Exception of Article: **5, Table 2, and Article 10.A.3.c**

List all Variances or Special Exceptions that have in the past been applied for or granted in regards to this property: **None**

---

**STATEMENT OF ASSURANCE**

I hereby certify that to the best of my knowledge this information is valid and that there is no violation of the approved ordinances, codes, and/or regulations of the Town of Belmont. I authorize the Members of the Board or their staff to enter onto my property for the purposes of this review.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner's Signature (or Applicant's if authorized)

ATTACH FULL LIST OF NAMES & ADDRESSES AS REQUIRED IN APPLICATION INSTRUCTIONS

WILL YOUR REQUEST ALSO REQUIRE SUBDIVISION APPROVAL: **No**

WILL YOUR REQUEST ALSO REQUIRE SITE PLAN APPROVAL: **No**

EXPLAIN YOUR PROPOSAL FULLY

***Present situation:***

Our existing dwelling (mobile home) and shed located at 99 Mallards Landing Road is located partially on state railroad right of way property. The dwelling has been on this site for approximately 18 years.

If there is substantial damage to either the dwelling or shed the New Hampshire Department of Transportation (Rail Road Department) will not allow repair or replacement. This will cause us to lose our initial investment and the time and funding we have invested in upkeep over the last six years.

***Proposal***

We propose to remove the existing mobile home and shed and replace it with a new wood frame dwelling and shed.

***Analysis***

The new dwelling and shed will not encroach on railroad property. They will be the required fifty feet from the Lake Winnisquam Shore Line (as based on water level at normal "full pond" as determined by the state of New Hampshire department of environmental services - elevation = 482.35').

Although the dwelling will be closer to our abutter on the southeast side we do not believe this will create any hardship.

We purchased this mobile home on this site over six years ago. The reason for purchasing this particular site was for the lakefront location and view of Lake Winnisquam. The mobile home was adequate but we realized that it would need to be replaced in the future.

Since becoming part of the Mallards community we have spent many hours keeping our site and the entire south end of the Mallards property in a neat and orderly fashion. We also remove debris from the Lake Winnisquam shoreline as necessary to keep the lakefront area as attractive as possible.

We would like to spend many summers at this site and appreciate the opportunity to present our proposal to the Town of Belmont Zoning Board.

**COMPLETE THE FOLLOWING**

(Use additional sheet if necessary)

- A. The Specific Site is an Appropriate Location for the Proposed Use or Structure Because: **There has been a dwelling in this location for over twenty years. The new dwelling will be sited off railroad property and outside the fifty foot (50') shoreline setback.**
- B. Property Values in the District Will not be Reduced due to Incompatible land Use Because: **This is the only remaining mobile home in the section of Mallards Landing. Construction of a wood framed dwelling will make this site more compatible to other dwellings in the area. Property values in the surrounding area will increase.**
- C. No Nuisance or Hazard is Involved Because: **A dwelling has existed on this site for over 20 years. The new location is further from the railroad and fifty feet (50') from the shoreline.**
- D. Adequate and Appropriate Facilities and Utilities Will be Provided to Insure the Proper Operation of the Proposed Use or Structure by: **Electrical service and town sewage exists on the site. These utilities will be connected to the new dwelling.**
- E. There is Adequate Area for Safe and Sanitary Sewage Disposal: **Yes**
- F. Any Proposed Structure(s) Meet all of the Dimensional Requirements of Table 2 of the Zoning Ordinance or is specifically allowed under the proposed Special Exception: **No**
- G. Additional Information Required by the Ordinance.

## Town of Belmont Notification List

The following information shall be submitted, as required, as part of all Land Use applications. The list shall include all of the following:

- A** The name and mailing address of the owners of all **abutting** properties, vacant or improved. The name and address shall be that taken from the Town records not more than 5 days before submission of the list.
- P** The name and mailing address of all **professionals** whose seal appears on the plans being submitted as part of this application.
- L** The name and mailing address of all parties holding a mortgage or **lien** on the property.
- R** The name and mailing address of all parties holding a conservation, preservation, or agricultural preservation **restriction on** the property.

NAME	MAILING ADDRESS	TAX MAP/LOT# IF ABUTTER OR LIST P, L, OR R FROM ABOVE
------	-----------------	--

Dorothy Hetherington	939 West St., Uxbridge, MA 01569	Map 111 Lot 72.001
George Hetherington	939 West St., Uxbridge, MA 01569	Map 109 Lot 2
Edward and Cecile Potvin	271 Hildreth St, Lowell, MA 01850	Mallards Landing Abutter (96 Mallards Landing Road)
New Hampshire DOT (Railroad Dept.) Attn: Kit Morgan		<b>Abutter</b>
Mark Sargent Of Richard D. Bartlett & Associates	7 Theatre St., Suite #1, Concord, NH 03301-3336	<b>P</b>
Kevin Parziale	PO Box 236, Winnisquam, NH 03289	<b>President of Mallards Landing Association</b>
H. Brian and Patricia Friberg	9 Laurie Ann Lane, N. Billerica, MA 01862	<b>Owners</b>