

MEREDITH ZONING BOARD OF ADJ USTMENT
NOTICE OF PUBLIC MEETING
Thursday January 8, 2026 @ 6:30 P.M.
Meredith Community Center Meeting Room B, 1 Circle Drive

AGENDA

- I. Call to Order**
- II. Approval of Minutes:** Dec 11, 2025
- III. Deliberation**

#5419: Croft, Twombly, Sistare- an appeal of an **Administrative Decision** made by the Zoning Administrator determining that there is no change or expansion of a non-conforming use associated with the proposed architectural review to modify building B4 from storage to mechanical space. Tax Map U35 Lot 8A, located at 31 Lovejoy Sands Road in the Shoreline District.

IV. Public Hearings & Deliberations

#5422: Continuance of the public hearing on December 11, 2025, Andrew Fleming- an appeal for a **Special Exception** (Article V. Section D-2 (a) A.) to permit a short-term rental in a detached single family dwelling. Tax Map U26 Lot 61, located at 148 Cummings Cove Road in the Meredith Neck District.

#5421: Continuance of the public hearing on December 11, 2025, Killian Lakeside Trust- an appeal for a **Variance** (Article V. Section D-4.B.) to permit the reconstruction of a home and construction of a garage with a front setback of 25.6' where 65' is required and a rear setback of 11.3' where 30' is required. Tax Map U17 Lot 22, located at 73 Pleasant Street in the Shoreline District.

#5427: Matthew & Kimberly Greenberg- an appeal for a **Special Exception** (Article V. Section D-2 (a) A.) to permit a short-term rental in a detached single family dwelling. Tax Map U16 Lot 5-62, located at 43 Oak Knoll Road in the Residential District.

#5428: Karleen Werner Trust- an appeal for a **Special Exception** (Article VII. Section B.3) to permit the construction of a boathouse. Tax Map U36 Lot 10, located at 120 Powers Road in the Shoreline District.

- V. Other Business**
- VI. Adjourn**