

**MEREDITH ZONING BOARD OF ADJUSTMENT
NOTICE OF PUBLIC MEETING**

Thursday June 11, 2026 @ 6:30 P.M.
Meredith Community Center Meeting Room B, 1 Circle Drive

AGENDA

- I. Call to Order**
- II. Approval of Minutes:** May 14, 2026
- III. Public Hearings & Deliberations**

#5463: Brian Kramer - an appeal for a **Special Exception** (Article V. Section D-4 A.) to permit a short-term rental in a detached single-family dwelling. Tax Map R16 Lot 11, located at 59 Stoney Brook Road, in the Shoreline and Forestry & Conservation District.

#5464: Dan & Renee Charest - an appeal for a **Special Exception** (Article V. Section D-7 A.) to permit a short-term rental in a detached single-family dwelling. Tax Map U02 Lot 1, located at 16A Lake Shore Drive, in the Central Business District.

#5465: Dan & Renee Charest - an appeal for a **Special Exception** (Article V. Section D-7 A.) to permit a short-term rental in a detached single-family dwelling. Tax Map U02 Lot 1, located at 16B Lake Shore Drive, in the Central Business District.

#5466: Michael & Emily Ricard- an appeal for a **Variance** (Article V. Section D-4 & Table of Dimensional Regulations) to permit the construction of a single-family dwelling on an Island with proposed setbacks of 36.8, 30.5, and 20.10 feet from the waterfront, where 65' is required. Tax Map I13 Lot 7, located at 1 Two Mile Island in the Shoreline District.

#5467: Matthew Perry- an appeal for a **Special Exception** (Article V. Section D-2 A.) to permit a short-term rental in a detached single-family dwelling. Tax Map S26 Lot 124, located at 71 Winona Road, in the Forestry and Rural District.

#5468: 34 Westbury Road Realty Trust- an appeal for a **Variance** (Article V. Section D-4 & Table of Dimensional Regulations) to permit the construction of a single-family dwelling with side setbacks of 13.6' and 15.4' where 20' is required, and a front setback of 14.9' and 21.7' where 30' is required. Tax Map U01-1 Lot 1C, located at 34 Westbury Road in the Shoreline District.

#5469: Cooperman Fourel Farm LLC - an appeal for a **Special Exception** (Article V. Section D-2 A.) to permit a short-term rental in a detached single-family dwelling. Tax Map R32 Lot 5, located at 124 Carleton Road, in the Forestry & Conservation District.

#5470: Whiting Family Rev Trust of 2017- an appeal for a **Special Exception** (Article V. Section D-4 A.) to permit a short-term rental in a detached single-family dwelling. Tax Map U05 Lot 47, located at 68 Water Street, in the Shoreline District.

#5471: Nargiza Lutz & Michael Eagan- an appeal for a **Special Exception** (Article V. Section D-4 A.) to permit a short-term rental in a detached single-family dwelling. Tax Map U19 Lot 2, located at 4 Park View Lane in the Meredith Neck District.

#5472: Erin & Matthew O'Brien- appeal for a **Special Exception** (Article V. Section D-7 A.) to permit a short-term rental in a detached single-family dwelling. Tax Map S06 Lot 5, located at 333 Meredith Neck Road in the Shoreline District.

IV. Other Business

- Amendments to By-Laws – 2nd time
 - Application due date 21 days prior to ZBA meeting date
 - Voting member during deliberation not present for public meeting
 - Change By-Laws to Rules of Procedure
 - Board member packets available 9 days in advance of meeting
 - Rules of Procedure may be amended by a majority vote of the members at one meeting vs. two
- Zoning Amendment & Community Plan Implementation Committees
- Governance Training June 9th at 5:00, Community Center

V. Adjourn