

## PLANNING BOARD

Monday, April 10, 2006  
Belmont Corner Meeting House  
Belmont, New Hampshire

Members Present: Chairman P. Harris; G. Flack (7:08), W. Peterson, J. Marden and R. Caldwell.  
Members Absent: J. Pike and C. Patten.  
Alternates Absent: C. Shibles.  
Staff: C. Daigle, R. Ball and E. Murphy.

The chairman opened the meeting at 7:00 p.m.

### **BOARD'S ACTION-MINUTES:**

**MOTION:** On a motion by W. Peterson, seconded by R. Caldwell, it was voted to approve the minutes of the March 27, 2005, meeting as submitted. (3-0-1) J. Marden abstained.

### **ALTERNATE MEMBERS:**

#### **CHRISTINE LONG:**

P. Harris explained that Ms. Long has submitted a letter stating she is interested in being an alternate on the Planning Board and is present tonight to answer any questions that the Board may have.

Ms. Long stated that she grew up in Loudon and has lived in Belmont for ten years and has a son in the second grade. She works as a director at Community Health and Hospice. She has been reading about Belmont and wants to become part of the discussions and a fixer not a complainer. She wants Belmont to remain rural and wants to work on finding a balance between keeping taxes down and maintaining Belmont's rural character. She likes to learn and wants to become part of the solution. She has the time available to become an active member.

P. Harris stated that he feels Ms. Long meets the criteria for being on the Board. The Board thanked Ms. Long for coming and will take her application under advisement and will get back to her as they still have three other candidates who are interested in the two openings for alternate members.

G. Flack entered the meeting at 7:08.

#### **ELSON MOODY:**

Mr. Elson Moody stated that he wants to be on the Planning Board because he has spent his whole life in Belmont and knows a lot about it. He stated that the town knows how to spend money but is not

trying to save it. The taxpayers need to make the money decisions. He used the example of removing the old fire station and town shed, it should have been put before the voters. He believes that there are plenty of places to save money especially the fuel used for the schools. He suggested that they switch the vacation schedules at the school so that the schools are open in the summer and closed in the winter to conserve fuel. He would also put a freeze on building and let the voters decide what they want to do next.

The Board suggested that he look into being on the Budget Committee because they are the ones who control the finances. The Planning Board doesn't control spending. Mr. Moody stated that he also doesn't want the State taking money from the towns and he will be going down to see the governor to discuss the issue with him. Mr. Moody stated that he would be interested in being on the budget committee but it doesn't meet often enough. It should meet once a month. Mr. Moody wanted to know if he was elected to the Board of Selectmen would he still be allowed to be on the budget committee. C. Daigle stated that the selectmen's representative to budget committee is determined by the selectmen.

Mr. Moody expressed his opinion that a lot more road work should be done.

The Board thanked Mr. Moody for coming and suggested that he contact the budget committee since his interest is more related to finances than planning.

#### **STAFF REPORT:**

##### **A. BELMONT TRACK RE LLC TAX LOT 246-001:**

C. Daigle explained that Mr. Scott Beliveau contacted the Land Use office and they will be having a motor cross event at the track on April 15<sup>th</sup>. He will be submitting a letter detailing the event.

##### **B. PLH BELMONT LLC TAX LOT 103-014:**

R. Ball explained that he did an inspection on the PLH site last week and there is a problem with the steep slopes and the rocks falling from the 2:1 slopes. He was on site today and the contractor is talking about working with Mr. Beaudoin and taking down the hill that abuts his property to an elevation of the billboard. This would provide a more gradual slope. J. Marden wanted to know how this will affect abutters on Dutile Shore Road. R. Ball stated that it shouldn't affect them because it is not on the slopes that are adjacent to Dutile Shore Road.

R. Ball explained that the applicant also wants to change from granite curb to cape code berm. C. Daigle stated that staff doesn't recommend cape code berm as it deteriorates. G. Flack recommends keeping the granite curbing because the cape code berm will be gone after two winters. Plowing snow over the curb will also affect the landscaping

**MOTION:** J. Marden moved that the change to the banking is a minimal change and can be handled at staff level by R. Ball. The granite curbing will remain.

The motion was seconded by R. Caldwell and carried. (5-0)

**C. FIRTH SUBDIVISION TAX LOT 224-005:**

The chairman signed the Firth subdivision plans on Bean Hill Road.

**D. REALTY RESOURCE TAX LOT 204-023:**

C. Daigle explained that she has talked to Mr. Russ Thibeault and he is working on finishing the economic study for Realty Resources. Realty Resources is still working with DES to address some wetland issues and going through the engineering review. Mr. Thibeault's report may be ready for the May 8<sup>th</sup> work session.

**E. BBE REALTY TAX LOT 238-004:**

C. Daigle informed the Board that she has received a check from BBE Realty to hire Underwood Engineering as the construction inspectors.

**F. JOINT MEETING:**

The Planning Board would like to have a joint meeting with the Board of Selectmen to discuss planning projects. They would like to schedule it for their next work session May 8<sup>th</sup>.

**G. TERRA FIRMA TAX LOTS 226-012, 226-012-01, 229-053 and 229-053-01:**

R. Ball explained that Terra Firma went to the Conservation Commission meeting to discuss a wetland permit. During the discussion Mr. Bolduc showed the Commission a plan that would reduce the impact to the wetlands. The plan included having a loop road instead of the cul de sac. Most of the wetland impact involved the old main ROW and Heritage Drive. By having the loop road instead of the cul de sac they would eliminate 12,000' of impact to the wetlands.

R. Ball explained that when the original subdivision was revoked there was speculation on the rights for the ROW and open space. This is a legal issue that the applicants need to research before they can redesign the roads. The applicants are not adverse to researching the rights and talking to the original property owners. The applicants will be creating more open space with this road design.

R. Ball stated that the Conservation Commission is in favor of the road change as it reduces the impact to the wetlands. It was the consensus of the Board to support the road change but the applicant must come back to the Board with a plan and abutters will have to be noticed.

**ADJOURNMENT:**

**MOTION:** On a motion by R. Caldwell, seconded by W. Peterson, it was voted unanimously to adjourn at 7:56 p.m. (5-0)

Respectfully submitted,

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Elaine M Murphy

Administrative Assistant