

## PLANNING BOARD

Monday, April 24, 2006  
Belmont Corner Meeting House  
Belmont, New Hampshire

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

The chairman opened the meeting at 7 p.m. and appointed C. Shibles as a voting member for tonight's meeting.

**PLAN SUBMISSION MEETING AND PUBLIC HEARING – PHILIP & MARY CLAIRMONT AND LAWRENCE & DIANE CLAIRMONT:** Request for Boundary Line Adjustment approval to transfer .238 acres from tax map 237-035 to tax map 237-036. Property is located at 23 & 35 Perkins Road, in the "RM" Zone. PB # 0606

**PLAN SUBMISSION MEETING AND PUBLIC HEARING – PHILIP & MARY CLAIRMONT AND LAWRENCE & DIANE CLAIRMONT:** Request for Subdivision approval to subdivide one lot into two. Property is located at 23 Perkins Road, Tax Lot 237-035 in the "RM" Zone. PB # 0706

Mr. Paul Darbyshire presented the application.

Mr. Darbyshire explained that the boundary line adjustment is to transfer .238 acres from Philip and Mary Clairmont to Lawrence and Dianne Clairmont. This will give them an additional 50' of frontage on Perkins Road. No new lot is being created. The second application is for a subdivision of Philip and Mary Clairmont lot. After the subdivision the remaining lot will have 92 acres and the new lot will have 150' frontage on Perkins Road. The house and the proposed driveway are located on the plan for the new lot. The sight distance for the proposed driveway is over 300' northerly and over 200' southerly. The soils are shown on the plan for the 14 acre lot. They are asking for waivers for partial topography, partial survey and partial soils because of the large size of the remaining lot.

J. Marden wanted to know why The Zoning Board of Adjustment wouldn't allow them to access the lot through the existing road. C. Daigle explained that shared driveways are allowed but the variance was to subdivide without sufficient frontage and when they did the survey they found that they had sufficient frontage. J. Marden stated that he has seen other lots that have shared driveway. C. Daigle explained that frontage has to provide vehicular access to the lot.

**BOARD'S ACTION – PHILIP & MARY CLAIRMONT AND LAWRENCE & DIANE CLAIRMONT BOUNDARY LINE ADJUSTMENT AND SUBDIVISION APPLICATIONS:**

**MOTION:** J. Marden moved to grant the following waivers as they are supported by staff:

- a. Partial waiver of topography.
- b. Partial survey.
- c. Partial soils info.

The motion was seconded by J. Pike and carried. (7-0)

**MOTION:** W. Peterson moved that the applications be accepted as complete for the purposes of proceeding with consideration and making an informed decision. However, additional information shall be requested as necessary and must be submitted to complete review and act on the applications. Action on this proposal shall occur by June 28, 2006 subject to extension or waiver.

The motion was seconded by J. Pike and carried. (7-0)

J. Marden wanted to know where the house would be located. Mr. Darbyshire used the plan to show the house location.

The chairman opened the public hearing.

Mr. Elson Moody wanted to know why the Clairmonts cannot build a house where they want because the lot was left to the family so that they could build houses there. There is plenty of room there because the property goes all the way back to Badger Dam.

The chairman asked if anyone in the audience had any further questions or comments. There being none, he closed the public hearing.

**MOTION:** J. Pike moved that the applications for subdivision and for boundary line adjustment be granted Final, conditional approval as they appear to meet all of the technical requirements of the Ordinances and Regulations of the Town of Belmont with the following conditions:

Conditions to be complied with or secured (as appropriate) prior to plan being signed and decision recorded. No site improvements or approved uses shall commence and no building permit shall be issued until plan is signed and decision recorded.

- 1. Plans (2 mylars, 6 paper copies):
  - a. Show/note on-site zoning line.
  - b. Set/show all pins.

- c. Put tax/map/lot# on new lot (237/35/1).
- d. All proposed driveways accessing onto paved road to have paved aprons.
- 2. Do existing/will new lot utilize municipal/on site water, sewer.
- 3. Recording of final plan will require approval of and co-recording of deed transferring Parcel A.
- 4. Submit one copy of map showing not-in-current-use area.
- 5. Recording fee.
- 6. Compliance hearing shall be held by Board as necessary.

General conditions to be complied with subsequent to plan being signed and decision recorded:

- 7. No changes shall be made to the approved plans unless application is made in writing to the Town.
- 8. The Planning Board shall have the power to modify or amend its approval upon its own motion to do so.
- 9. Approval is subject to expiration, revocation and changes in the Ordinances.

The motion was seconded by J. Marden and carried. (7-0)

**PLAN SUBMISSION MEETING AND PUBLIC HEARING – RALPH ALEXANDER AND BRENDA FENDLEY:** Request for Site Plan approval for a contractor’s yard and sawmill operation. Property is located on 171 Province Road, Tax Lot 211-062 in the “R” Zone. PB # 0306

C. Daigle explained that she received a letter from the Mr. Craig Bailey, the applicant’s agent, asking to have the application tabled until the May meeting.

**BOARD'S ACTION – RALPH ALEXANDER AND BRENDA FENDLEY:**

**MOTION:** J. Pike moved to table the site plan application to May 22, 2006 at 7 pm.

The motion was seconded by C. Patten and carried. (7-0)

**PLAN SUBMISSION MEETING AND PUBLIC HEARING – SUSAN YOUSSEF AND PHILLIP BROUILLARD:** Request for Boundary Line Adjustment approval to transfer 90 square feet from tax map 101-001 to tax map 102-015. Property is located at 230 Daniel Webster and 57 Hueber Drive, in the “C” Zone. PB # 0806

Atty. Phil Brouillard stated that he is the manager of Sun Lake Village and the abutting property owner, Mrs. Susan Youssef, asked him to do a boundary line adjustment. The prior surveys for the Youssef property show the property to be perpendicular to Rte 3 and this proposal will make the lot rectangular which is better for commercial development. The proposal is an equal exchange of 90’ between the two properties so each lot will remain the same size. They are requesting waivers for soils, topography, Quality Assurance Program and minimum development area because this is a minor

exchange of land. Mrs. Youssef feels that the building and parking will fit better on a rectangular lot.

J. Marden wanted to know if waiving the Quality Assurance Program will affect future development and approvals. C. Daigle explained that it only applies to this boundary line application. Any future improvements to the site will require them to come back to the Board for approval.

**BOARD'S ACTION – SUSAN YOUSSEF AND PHILLIP BROUILLARD:**

**MOTION:** W. Peterson moved to grant the following waivers as they are supported by staff:

- a. Soils.
- b. Topography.
- c. Quality Assurance Program.
- d. Minimum development area for new lots.

The motion was seconded by G. Flack and carried. (7-0)

The waivers are for the boundary line adjustment only and not any future applications.

**MOTION:** C. Patten moved that the application be accepted as complete for the purposes of proceeding with consideration and making an informed decision. However, additional information shall be requested as necessary and must be submitted to complete review and act on the application. Action on this proposal shall occur by June 28, 2006 subject to extension or waiver.

The motion was seconded by W. Peterson and carried. (7-0)

The chairman opened the public hearing.

Mr. Elson Moody stated that he is worried about how much real estate is allowed to be built up because taxes will go up if they have to build a new school.

The chairman asked if anyone in the audience had any further questions or comments. There being none, he closed the public hearing.

**MOTION:** J. Pike moved that the application be granted Final, conditional approval as it appears to meet all of the technical requirements of the Ordinances and Regulations of the Town of Belmont with the following conditions:

Conditions to be complied with or secured (as appropriate) prior to plan being signed and decision recorded. No site improvements or approved uses shall commence and no building permit shall be issued until plan is signed and decision recorded.

1. Submission of final plans (2 mylars, 6 paper copies):

- a. All pins to be set and so certified on final plan.
- b. Setbacks for Youssef lot are 10' rear and 7.5' side.
- c. Show front property line for Youssef lot.
2. Payment of decision recording fee.
3. Final plans will not be recorded until transferring deed(s) have been approved by the Town and are also signed and ready for recording.
4. Compliance hearing shall be held by Board as necessary.

General conditions to be complied with subsequent to plan being signed and decision recorded:

5. No changes shall be made to the approved plans unless application is made in writing to the Town.
6. Approval is subject to expiration, revocation and changes in the Ordinances.

The motion was seconded by C. Patten and carried. (7-0)

### **OTHER BUSINESS:**

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

**MOTION:** On a motion by W. Peterson, seconded by P. Harris, it was voted to approve the minutes of the April 10, 2006, meeting as submitted. (5-0-2) J. Pike and C. Patten abstained.

### **STAFF REPORT:**

#### **A. ROBERT REED TAX LOT 242-002 & 242-003:**

The chairman signed the site plan for Robert Reed for the multi-family units on Shaker Road.

#### **B. SCOTT ROEDER TAX LOT 218-004:**

The chairman signed the subdivision plan for Scott Roeder on Bean Hill Road.

#### **C. REALTY RESOURCES TAX LOT 204-023:**

C. Daigle explained that Mr. Russ Thibeault, Applied Economic Resources, is completing his economic impact study for Realty Resources and could be on the May 22<sup>nd</sup> or June 12<sup>th</sup> agenda. J. Pike recommended that Mr. Thibeault be put first on the agenda. It was the consensus of the Board to put Mr. Thibeault first on the May 22<sup>nd</sup> agenda to present the economic impact report.

#### **D. ALTERNATE MEMBERS:**

C. Daigle explained that the Board met Ms Christine Long at their last meeting and has also received a letter from Mr. William Rollins who is also interested in one of the two available alternate positions. It was the consensus of the Board to meet with Mr. Rollins before they make any decision.

**E. CAMPGROUND REGULATIONS:**

C. Daigle explained that the drafted proposed campground regulations is broken down into four sections for the purpose of adopting sections into the different regulations. She noted that some of the items listed under Zoning will be placed in the SP/SD regulations proposals since Zoning amendments won't occur until town Meeting. Copies will be sent to Town Counsel and all existing campgrounds as well as two people who have expressed an interest in starting a campground. She noted that some J. Marden stated that he went through the draft and he didn't see any reference to having special events such as a week or weekend camping on your property on motorcycle weekend. C. Daigle explained that this regulation is meant for permanent uses. It doesn't cover temporary uses.

J. Marden stated that campgrounds should be allowed in all zones including the residential single family zone. He feels that if there is enough acreage it should be allowed. C. Daigle stated that it isn't allowed now and that type of change would have to go in front of the voters. J. Pike stated it is a business. C. Daigle stated that campgrounds do generate noise, lighting and traffic issues and that is why they are currently not in the residential single family zone. W. Peterson stated that the residential single family zone is intended to be the more restrictive area.

J. Marden stated that in some of the State campgrounds they have platforms for tents to make them easier for the handicap to access the tents. C. Daigle stated that decks are allowed on the sites. ADA requirements are also addressed in the regulations under the layout/design section.

C. Daigle explained she that did not use one standard for roads because there are different levels of campgrounds and the road standards can be discussed with the engineers based on the type of campground, whether it is seasonal, tent sites, RVs or primitive. G. Flack wanted to know if there are any State standards. C. Daigle stated that there are no State standards for the records they are all different. The Board discussed having applicants do a Feasibility study to see if the business will work in a given area.

C. Shibles wanted to know if they are going to limit the number of cars on site. Federal Campgrounds allow one car per lot with overflow parking for additional cars. C. Daigle read the parking regulations "Minimum parking requirements shall be one and one-half space per campsite. Common parking may be utilized, but every campsite shall have at least one on-site parking space. All parking shall be within a designated site or other approved parking area. No roadside parking is permitted."

J. Marden wanted to know about the loops in the layout/design section. C. Daigle explained that the distance from the top and bottom of the loop have to be 100' wide and 100' apart to provide adequate site distance between the lots.

**MOTION:** J. Pike moved to notice for Public Hearing the proposed Campground Regulations as written.

The motion was seconded by C. Patten and carried. (6-1) J. Marden opposed.

**ADJOURNMENT:**

**MOTION:** On a motion by J. Pike, seconded by G. Flack, it was voted unanimously to adjourn at 7:53p.m. (7-0)

Respectfully submitted,

---

Elaine M Murphy  
Administrative Assistant