

PLANNING BOARD

Monday, June 26, 2006
Belmont Corner Meeting House
Belmont, New Hampshire

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

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

PUBLIC HEARING – ROBERT GEBO: Request to extend a Boundary Line Adjustment approval for one year (6/23/07) to transfer 1.86 acres from Tax Lot 235-072 to Tax Lot 236-005, 1.15 acres from Tax Lot 235-072 to 236-006 and .058 acres from Tax Lot 235-072 to 236-007. Property is located at 298 Depot Street and 15 & 17 Gebo Way, in the “I” Zone. PB # 1306

Mr. Robert Gebo presented the application.

Mr. Gebo explained that he is having trouble with the mortgage company agreeing to accept the boundary line adjustment. They are in the process of refinancing and need an extension for the boundary line adjustment.

BOARD'S ACTION – ROBERT GEBO:

MOTION: J. Marden moved that the application be accepted as complete for the purpose 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 08/30/06 subject to extension or waiver.

The motion was seconded by W. Peterson and carried. (6-0)

The chairman opened the public hearing.

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

MOTION: W. Peterson moved that the application to extend the previous approval 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 prior to plan being recorded:

1. The extension is to 6/23/07.
2. Transferring deed drafts to be reviewed/approved by Town.
3. Transfers require mortgage releases (paid taxes/fees).
4. At time of recording, mylar to meet Registry standards for recording.
5. Compliance hearing shall be held by Board as necessary.

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

6. Approval is subject to expiration, revocation and changes in the Ordinances.

The motion was seconded by J. Marden and carried. (6-0)

PLAN SUBMISSION MEETING AND PUBLIC HEARING – PLH BELMONT, L.L.C.: To amend Site Plan approval to construct two commercial buildings (40' x 80' and 40' x 150') for Business and Professional Offices, Restaurant and Retail uses by changing from granite curbing to Cape Cod curbing. Property is located at 320 D.W. Highway, Tax Lot 103-014 in the "C" Zone. PB # 1406.

Mr. Shawn Cross and Mr. Mike Monroe presented the application.

Mr. Cross explained that when the curbing was designed for the site there was no way to remove the snow to the snow storage area. The granite curbing will extend to the front of the building and cape cod curbing around the parking lot. The property owner will replace the curbing if it gets broken.

J. Marden wanted to know if it is a slanted asphalt berm. Mr. Cross stated that it is the same that is used at the Belknap Mall with a slight angle. W. Peterson stated that it would be at 4" or 5" high. Mr. Monroe stated that the terrain will be 6" at the back and flush with the front. It will retain water but you can plow over it.

R. Caldwell entered the meeting.

P. Harris wanted to know if it is consistent with other commercial sites. R. Ball stated that the Board approved Chesapeake Development with cape code curbing. They also have approved streets with it.

BOARD'S ACTION – PLH BELMONT, L.L.C.:

MOTION: J. Marden 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 8/30/06 subject to extension or waiver.

The motion was seconded by J. Pike and carried. (6-0-1) R. Caldwell abstain

The chairman opened the public hearing.

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

MOTION: G. Flack moved that the application to amend the previous approval be granted 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 amendment recorded.

1. All conditions of the original approval remain in effect.
2. Owner shall annually inspect and repair berm as necessary.
3. Berm shall only replace granite curbing in the areas shown on the plan.
4. Snow storage shall only be allowed in those areas identified on the plan (and that drain into the detention area) for water quality purposes.
5. Compliance hearing shall be held by Board as necessary.

The motion was seconded by J. Pike and carried. (6-0-1) R. Caldwell abstained.

PUBLIC HEARING – REALTY RESOURCES CHARTERED: Request for site plan approval to construct a 32 unit multi-family development. Property is located on Province Road, Tax Lot 204-023 in the “RM” Zone. PB #2305

Mr. Peter Holden and Mr. Terry Turner presented the application.

P. Harris explained the status of the application. At the December 19, 2005 meeting a waiver for additional soils map & report was granted. The application was accepted as complete. The required Engineering Review is completed and adjustments have been made and approved by the Town’s engineer. The required Economic Impact Study is completed. Participation in the expense of the traffic study has been paid and there are no recommendations from staff on further traffic-related conditions.

Mr. Holden gave each Board member a response sheet to the staff report. He explained that Laconia Area Community Land Trust will own the property. The project will pay real estate taxes and continue to be affordable housing for a minimum of thirty years. He explained that the wells depicted

south of the pump house are existing well tiles not wells and are left over from construction. He explained that the Laconia Area Community Land Trust will maintain ownership for the long term.

Mr. Holden explained that versalok retaining walls are proposed as the sole wall type. No underdrains are proposed. If the construction supervisor finds them necessary during construction then they will be installed. He explained that there will be a note on the plan indicating a 1' drop between the finish floor elevation and finished grade. There is an embankment so that the water doesn't get into the building.

Mr. Holden addressed the status of the gravel pit use/closure by stating there is no proposal to continue to use it as a pit and no plans to reclaim it. C. Daigle explained that they are required to slope and vegetate it. R. Ball stated that the last time he was on site it was nicely vegetated.

Mr. Holden stated that they are allowed 900 gallons of fuel per lot over an aquifer zone. Mr. Turner stated that they are within 200' of a wetland. They plan to use oil to heat because it is more economical than propane. Typically they put 300 gallon tanks in mechanical rooms in each building. He explained that there are building codes on how many gallons of fuel can be in one room W. Peterson stated that they are down grade from a water supply for a number of houses and a spill could affect a number of people's water supply. G. Flack stated that they can have a containment center around the tanks like commercial enterprises. Mr. Holden stated that they plan to go to the ZBA to get a variance to the amount of fuel that can be on site.

He stated that they are not proposing any bus stop shelter. The mailboxes will be in a cluster so people can pull in and get their mail. There will be no mailboxes in front of the units. He did talk to the Fire Department and met their requirements. The units will have sprinklers in them. They are proposing a dry hydrant with 2 connections. Pumpers can connect to the last pressurized hydrant in Laconia and pump water to the buildings. The distance from the dry hydrant to the pressurized hydrant will be on the plan.

Mr. Holden explained that all units will be wheel chair accessible with no steps.

The road width is 26' and parking spaces will be 9' x 18'. There is no site signage proposed. Utilities are underground from Province Road. Mr. Holden stated that he will add more details to the legend. It will include 911 numbers, the number of bedrooms per unit and the buildings will be identified. The abutters in the Briarcrest units will also be identified on the plan.

Mr. Holden stated that he is looking for input from the Board concerning the recreation area. They are planning on having an area for basket ball hoops. There will be picnic tables on site. J. Pike stated that the size of the recreation area should be based on the number of bedrooms in the units. Mr. Turner stated that there are sixteen two bedroom and sixteen 3 bedroom units. C. Daigle stated that Mr. Thibeault's study shows the project would average 32 school age children. J. Marden had concerns about the location of the recreation area because parents tend to want to be able to watch their children while they are outside. J. Pike stated that they may need more than one recreation area. J. Marden stated

that active adults may want to enjoy a recreation area. P. Harris stated that there are no recreation facilities in the area without going on Province Road so a recreation area is important. Mr. Holden suggested that they make a trail out to a recreational area so that the area is not too close to anyone's door.

Mr. Holden stated that they are working with the State on the discharge of collected drainage from areas where fertilizer and pesticide maybe applied. They are proposing that the stormwater be piped downstream past the limit of the sanitary protective radius to ensure that the drinking water supply is not jeopardized. The area has sandy material, is a closed system and has a cape cod berm around it.

He explained that the site will be screened from the road. They are planting landscaping along side the road. They will be eliminating the gravel driveway between the well house and the project. He stated to cure the setback infringement for the units in Briarcrest they are planning on going to the Zoning Board of Adjustment to ask for an equitable waiver. If it is not approved then they will do a boundary line adjustment. Mr. Mooney stated that he doesn't see any setback problem but if there is one a boundary line adjustment is the easiest solution.

Mr. Holden explained that Marsh Hill Spring Road was discontinued at a Town meeting. Ownership goes to the middle of the road. They will show the property line being the middle of the road. J. Marden wanted to know who owns the other half of the road. Mr. Holden stated the State does. The road will remain open for people to continue to use as they are accustomed to. They will also correct the plan to show Province Road as a Class II road and the lot being in the "RM" zone not the commercial zone. As built plans will be provided. They will show the extension of Canton Drive and Benton Drive. He explained that the gravel road goes out to Rte 107 but is for emergency access and is gated.

The plans will be signed by the City of Laconia for recording purposes only. J Marden wanted to know about sewer and water. Mr. Holden explained that they are working with the City of Laconia with regards to sewer extension and water usage. The gravel road will be maintained as an emergency gravel road. A note on the plan will indicate it is a private road and not plowed to town standards.

They are waiting for site specific and driveway permits from the State. They are working with the Town to set up security for abandonment and inspections. They are also waiting for confirmation from the NH DES on potable water supply.

J. Marden wanted to know hydrants are going to work with mutual aid. C. Daigle stated that the Fire Department has accepted it. J. Pike stated that the overall project is going good but having to go to the Zoning Board will delay it. The project is incomplete and the Board needs answers to a lot of questions. He suggested moving the playground so one building is not getting all the children. R. Caldwell wanted to know how big the yard is. Mr. Turner stated approximately 1600 square feet. Mr. Holden suggested leaving one recreational area next to the building and adding another playing field connected to the buildings with a path. Mr. Turner stated they are considering having picnic tables and horseshoe pits in the common area.

J. Marden wanted to know how many accessible handicap parking spaces there are. Mr. Holden used the plan to show the parking spaces and explained that they will have added space for van access.

W. Peterson stated that there will be 32 school age children and there should be someplace for them to stand and wait for the bus. It doesn't necessarily have to be a building. Mr. Turner explained that it is a liability issue and some towns want a building and some don't because the building can be a nuisance. J. Pike stated it could be just a designated flat area around the driveway for the children to wait for the bus. J. Marden wanted to know if the bus goes down there. Mrs. Mooney stated that buses turned around in the pit. P. Harris suggested that they check with the bus company to find out about the bus stop and how they plan on turning around.

R. Caldwell wanted to know if there will be an on site manager. Mr. Turner stated that there will be no on site manager. J. Pike stated that they need to establish the property lines and the setbacks to determine if the units in Briarcrest are infringing in the setbacks.

W. Peterson stated that they should consider putting in security lighting for path to the buildings from the recreation area.

J. Pike wanted to know about security in case of abandonment. C. Daigle stated abandonment security would be for vegetating and closing the site. Underwood Engineering does the inspections and determines the cost. The security can be in the form of a letter of creditor or cash.

J. Marden wanted to know if the road width of 26' is wide enough for a turn around. C. Daigle stated that the Fire Department looked at it and okayed it.

P. Harris stated that there are still questions and some adjustments need to be done to the plan he suggested that the applicant come back with those modification before an approval be given.

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

BOARD'S ACTION – REALTY RESOURCES CHARTERED:

MOTION: G. Flack moved to Table the application for site plan approval to construct a 32 unit multi-family development to August 28, 2006 to allow the applicant to submit plans and other information containing changes and additions as presented and discussed at tonight's public hearing.

The motion was seconded by J. Marden 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 June 12, 2006, meeting as submitted. (5-0-2) J. Pike and J. Marden abstained

STAFF REPORT:

BLUE SKY ENTERPRISES AND ANDREW P SANBORN FARM TAX LOT 227-003 & 214-009:

The chairman signed the boundary line adjustment for Blue Sky Enterprises and Andrew P Sanborn Farm.

BBE REALTY TAX LOT 238-004:

The chairman signed the subdivision plan for BBE Realty.

RAYMOND & THERESA VALLEY TAX LOT 218-005:

R. Ball explained in 1973 the Planning Board approved the Valley's subdivision but the applicant did not record the signed plan. The chairman signed the 1973 subdivision plan for recording purposes.

ALTERNATE MEMBERS:

MOTION: J. Marden moved to appoint Christine Long as an alternate member on the Planning Board.

The motion was not seconded as the Board wished to complete interviews scheduled for the July work session.

ADJOURNMENT:

MOTION: On a motion by W. Peterson, seconded by J. Pike, it was voted unanimously to adjourn at 8:35 p.m. (7-0)

Respectfully submitted,

Elaine M Murphy
Administrative Assistant