

PLANNING BOARD

Monday, December 11, 2006
Belmont Corner Meeting House
Belmont, New Hampshire

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

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

LAKES REGION PLANNING COMMISSION – BEST MANAGEMENT PRACTICES GUIDEBOOK:

Ms. Erica Anderson from LRPC gave an overview of the Best Management Practices Guidebook. She explained that a committee for the Tri-Town Aquifer has been working since 2002 to identify potential contaminants to groundwater and how to protect the aquifer. The guidebook is designed as a tool and resource for protecting water resources.

Ms Anderson explained that the guidebook contained the following chapters:

- Project Summary
- Background Information on Ground Water Resources
- Why use Best Management Practices to Protect Your Drinking Water
- How to Use the BMP Guidebook
- Cold Climate Considerations
- Conservation Design
- Site Design BMPs
- Erosion & Sediment Control BMPs
- Septic System BMPs
- Road Maintenance BMPs
- Gravel & Sand Pit BMPs
- Underground & Aboveground Storage Tank BMPs
- Commercial & Industrial BMPs
- Residential BMPs
- Operation and Maintenance
- Resources for BMPs

Glossary
References

She stated that she will be doing the presentation in Tilton and Northfield this week and will take additional comments on it until December 8th. She plans to have the final guidebook ready by the end of the month.

P. Harris stated that Belmont has been very active in protecting the aquifer. C. Daigle stated the handbook will be a reference for applicants to use to understand what Best Management Practices are. It will be an excellent tool for the applicants and the Board.

BOARD'S ACTION-MINUTES:

MOTION: On a motion by J. Pike, seconded by C. Long, it was voted to approve the minutes of the November 27, 2006, meeting as submitted. (4-0-1) R. Caldwell abstained

STAFF REPORT:

ARMAND & BEVERLY FORTIER TAX LOT 101-010 & 101-011:

The chairman signed the site plan and Notice of Decision for Armand & Beverly Fortier DBA Northeast Tire.

THOMAS TAYLOR TAX LOT 238-001:

The chairman signed the subdivision plans for Thomas Taylor on Hackett Road.

PIKE INDUSTRIES TAX LOT 236-014-000-001:

C. Daigle stated that she has received a building permit from Pike Industries for a 34' x 16' addition to the existing building which was previously a scale house. The building is now a bidding office. The existing building is not large enough. They are on municipal water and have a new septic system put in a few years ago. There will be fewer employees now since the operation has moved. They meet all the setback requirements. It was the consensus of the Board that a site plan is not needed for the minor addition.

WOODLAND DRIVE:

C. Daigle reviewed the history of Woodland Drive. She reminded the Board that Mr. Brouillard came in to amend the conditions of the 1975 subdivision plan that was not completed. He bought the empty lots and road and completed the road to a higher standard. He has a few items left to finish such as the sewer manholes, ditches, minor shoulder work and a couple of guardrails. There are funds in place to secure the work. The road is paved but is still private. The residences are getting mail delivery and trash pick up service and Mr. Brouillard maintains the road in the winter. In the past when he came before the Board he stated that he intends for the Town to take over the road. She explained that the cul de sac off Woodland Drive was not part of the original subdivision and Mr. Brouillard wants to come back to the Board to subdivide that section before he petitions the town to take over the road. The new owners on Woodland Drive have concerns that the road is still private and has not become a town road. C. Daigle

stated that she sent them a letter explaining the process to them. It is an issue between the buyers and seller. R. Ball stated that he talked to Mr. Brouillard last week and he intends to move forward with the subdivision of the cul de sac.

ZONING AMENDMENTS:

The Board discussed regulating flashing signs. C. Daigle explained that the signs are becoming more technically advanced and some towns are starting to regulate them as they can become a traffic hazard for motorists. The Board agreed that they can be a distraction to motorists with their displays. It was the consensus of the Board not to move forward with an amendment at this time.

It was the consensus of the Board not to move forward with amendment to regulate wind turbines at this time.

The Board discussed the fact that requiring 180' and 3 acres in the rural zone defeats the 4:1 ratio requirement. They agreed to increase the frontage requirement in order to meet the ratio requirement. It was the consensus of the Board to propose an increase to the frontage requirement to 185' in the rural zone.

C. Daigle reminded the Board that there is an aquifer protection petition. The deadline to submit petitions is December 13th and then they will be able to schedule the public hearing. The petition appears to rezone the entire Industrial zone (even those areas outside the aquifer) into an aquifer protection zone but doesn't establish any regulations.

ADJOURNMENT:

MOTION: On a motion by R. Caldwell, seconded by C. Patten, it was voted unanimously to adjourn at 7:50 p.m. (5-0)

Respectfully submitted,

Elaine M Murphy
Administrative Assistant