

PLANNING BOARD

Monday, February 12, 2007
Belmont Corner Meeting House
Belmont, New Hampshire

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

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

INFORMAL DISCUSSION – AL GILBERT TAX LOT 210-027:

P. Harris explained that the Board originally reviewed a building permit for a wooden leanto for storage. Now the applicant is changing it to a steel structure to also work on vehicles. Mr. Theodore Gilbert explained that the State is requiring an impervious surface to dismantle cars so fluid spills can be contained. They have been hauling cars from the junkyard to the garage to dismantle but the State wants them to have a building closer to the junkyard so they won't have to travel so far. P. Harris stated that he understands the importance of the building and that it is a State requirement but his concern is setting a precedent if Mr. Gilbert doesn't go through the same process that they require of everyone else. J. Pike stated that originally it was a wooden leanto for car parts, now it is a separate steel permanent building on a slab. He understands it is a State requirement for meeting Green Yards certification but the Board has to enforce the Town's regulations so it is fair to everyone. He wanted to know if there is any leeway when going through the process for Green Yard certification. He wanted to know if it is an open leanto what happens when the winds blows rain through the building and the fluids run off. Mr. Gilbert stated waste oil has to be undercover. C. Daigle explained that it is an improvement over bare ground processing. The wind swept rain does not have the same effect as rain bearing directly down. The impervious surface allows time for cleaning up spills. Mr. Gilbert explained that all containment drums are sealed and stored on plastic in a trailer. He explained that last year there wasn't a requirement for a roof and an asphalt surface was all that was needed. This year they require a roof with a concrete pad. The Board discussed the fact that it is a large (30' x 40') accessory building and how it fits in under the site plan regulations. P. Harris stated that there are special circumstances for this site. It is preexisting having been there since 1954. They are taking the necessary steps required to meet the State's regulations. It is grandfathered in nature. W. Peterson wanted to know if Mr. Gilbert had a boundary line survey. Mr. Gilbert stated that he has a survey of the junkyard with all the buildings located on it. Everything is at least 50' from the boundary lines. He explained that the garage is 1,980 square feet and the house is 2,400 square feet. The steel building is to keep the oily parts out of the rain. Transmissions,

batteries and engines have to be kept out of the rain. W. Peterson stated that Mr. Gilbert could contact the surveyor who did the original survey and have him locate the new building on the existing plan. Mr. Gilbert stated that the Town should have the survey of the junkyard on file because he turned it in a few years ago along with his junkyard permit. W. Peterson stated that it is a minimal site plan because all they need is to have the building located on the existing site plan. Mr. Gilbert could ask for waivers for information that is not pertinent to the plan. It was the consensus of the Board that a site plan is required to show the location of the steel building.

BOARD'S ACTION-MINUTES:

MOTION: On a motion by W. Peterson, seconded by C. Patten, it was voted to approve the minutes of the January 29, 2007, meeting as submitted. (7-0)

The Board thanked C. Lagace for doing a great job on the January 29th minutes and acknowledged that producing complete accurate minutes is a difficult job. They also thanked Elaine Murphy for doing so on a regular basis.

STAFF REPORT:

HOUSING STUDY:

C. Daigle explained that Mr. Russ Thibeault, Applied Economic Research, will present his housing study report at the March 12th meeting.

WILLIAM DUGGAN TAX LOT 231-010-001:

C. Daigle explained that she received a building permit application from Mr. Duggan for a 12' x 12' stand alone bathroom on his junk yard site. A condition of the subdivision approval was that facilities for the junk yard be provided by the existing house. The bathroom would be an accessory to the junkyard use but it would be the first building on site. They already have septic approval from the State. J. Marden wanted to know if there is a plan. C. Daigle explained that they have a sketch which is sufficient for a building permit. W. Peterson stated that they need to have the building located on the plan. Mr. Duggan can do a minimum site plan and ask for waivers of items that do not pertain to the plan. It was the consensus of the Board that Mr. Duggan's situation is similar to Mr. Gilbert's and the requirements needs to be the consistent.

KNOWLES POND BUILDERS TAX LOT 230-053:

The Chairman signed the subdivision plans for Knowles Pond Builders on 93 Seavey Road.

VERA KENYON AND THOMAS & KAREN CLAIRMONT TAX LOTS 245-012-001 & 245-012:

The chairman signed the Kenyon/Clairmont boundary line adjustment plan on South Road.

WINNISQUAM PIZZA TAX LOT 101-007:

C. Daigle explained that she has received a building permit from Mr. Michael Rowland who is taking over Winnisquam Pizza and Poco Loco Club. He plans to run a corner deli, shooters pub and have pool tables. There will be three sections similar to what is existing now. He has filed a change of tenant permit. The uses are preexisting and nonconforming. Mr. Rowland would like to have live entertainment

– a one man band. They want to lease parking from Northeast Tire. The Board discussed the parking situation and the slopes of the parking lot as well as the lighting. They agreed that staff can work on the details with the applicant. A lease agreement with Northeast Tire will be needed if their parking lot is used for overflow parking.

FOLEY OIL TAX LOT 201-002:

C. Daigle explained that Foley Oil located at 39 Old State Road is converting from above ground storage tanks to underground tanks. They will be using Best Management Practices. The site is not in the aquifer.

BELMONT BETTER TIMES:

The Board discussed what articles they would like to submit to the Belmont Better Times. J. Pike stated that he would prefer not to have the annual report statistic in this issue. J. Marden suggested having it in the next issue run side by side with the figures for the first six months of 2007.

MOTION: J. Marden moved not to include the annual report in this issue of the Belmont Better Times. The Zoning Amendments, Aquifer Protection, Campgrounds and the voter handout will be included in this issue.

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

A letter to editor from the Board will be submitted to the Laconia Citizen, Winnisquam Echo, Laconia Sun and Concord Monitor.

LAKEVIEW BED AND BREADFAST TAX LOT 104-022:

C. Daigle explained that she has received a building permit from the new owners of the Lake View Bed and Breakfast and they want to add on a restaurant. The Board stated that a site plan is necessary. C. Daigle stated that they also need a dimensional variance from the Zoning Board and are held up for the aquifer ordinance.

ADJOURNMENT:

MOTION: On a motion by J. Marden, seconded by C. Patten, it was voted unanimously to adjourn at 8:21p.m. (7-0)

Respectfully submitted,

Elaine M Murphy
Administrative Assistant