

## PLANNING BOARD

Monday, January 28, 2008  
Belmont Corner Meeting House  
Belmont, New Hampshire

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

The chairman opened the meeting at 7:00 p.m. and appointed R. Davis as a voting member for tonight's meeting.

### **PUBLIC HEARING - PROPOSED ZONING AMENDMENTS:** Full Text available.

P. Harris explained that this is the third public hearing on the proposed amendments to the Zoning Ordinance. He explained that the new Aquifer Protection Ordinance is to preserve, maintain, and protect from contamination existing and potential groundwater supply areas identified as Stratified Drift Aquifers within the community. Establish definitions, performance standards and applicability. Define extent of Aquifer Protection district. Identify permitted, prohibited, conditional and exempted uses. Provide for Notice of decisions and inspections. Replaces existing Aquifer Protection Ordinance. He stated that the Conservation Commission has come out in support of this amendment. The Planning Board has worked on developing an Aquifer Ordinance for a couple of years and adopting a program to monitor the uses and develop an inspection schedule of businesses to make sure they are using Best Management Practices. The Code Enforcement Officer will be doing those inspections. He stated that Belmont has been fortunate not to have to clean up any messes and hopefully Belmont can keep a clean bill of health.

There being no public comments the chairman moved on to the second amendment.

P. Harris explained the second proposed amendment to reduce the total square footage of free-standing signage allowed per tax lot from 100sf to 49sf in the residential multi-family, residential single-family, rural and village zones. This eliminates a conflict in the existing ordinance. This amendment came about to change conflicting language in the existing ordinance. There being no public comments the chairman moved on to the third amendment.

The third proposal is to amend the existing Floodplain Ordinance to meet FEMA standards. By amending and adding definitions, correctly referencing "Zone A" and requiring permits for proposed

development in special flood hazard areas.

There being no public comments the chairman closed the public hearing on the proposed amendments and explained that due to the lengthy agenda the Board will deliberate on the proposed amendments after the other applicants have been heard.

**PLAN SUBMISSION MEETING AND PUBLIC HEARING – WINNISQUAM BEACH**

**CAMPGROUND UNIT OWNERS ASSOCIATION:** Request for subdivision amendment approval to change the non-use period currently March 16<sup>th</sup> through April 15<sup>th</sup> to the 2<sup>nd</sup> Tuesday of March annually, terminating on the 30<sup>th</sup> consecutive day thereafter. Property is located on Grey Rock Road, Tax Lot 117-015 in the “RS” Zone. PB # 0208.

Atty. Catherine Broderick presented the application.

Atty. Broderick explained that Winnisquam Beach Campground was before the Board about a year ago to allow the campground to remain open eleven months a year. Tonight they are asking to change the non-use period to the 2<sup>nd</sup> Tuesday of March ending on the 30<sup>th</sup> consecutive day thereafter. The closed time would remain the same length but would commence the same time every year. The owners go up in the spring to start cleaning their sites and this would give them additional weekend time. They are asking to waive the filing fees as there is no change in use.

**BOARD'S ACTION – WINNISQUAM BEACH CAMPGROUND UNIT OWNERS ASSOCIATION:**

**MOTION:** W. Peterson moved to grant the request to waive filing fees.

The motion was seconded by C. Long and carried. (6-0)

**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 4/2/208 subject to extension or waiver.

The motion was seconded by G. Flack and carried. (6-0)

The chairman opened the public hearing and 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 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:

1. Submit copy of recorded Declaration applying approved closure dates.
2. Compliance hearing shall be held by Board as necessary.

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

3. All units shall use community water only and no further units shall be connected to year-round water without prior notice to the Town.
4. No changes shall be made to the approved plans unless application is made in writing to the Town.
5. Approval is subject to expiration, revocation and changes in the Ordinances.

The motion was seconded by C. Patten and carried. (6-0)

**PLAN SUBMISSION MEETING AND PUBLIC HEARING – JAMES & ANNEMARIE**

**COVIELLO:** Request for Subdivision approval to subdivide one lot into three lots. Property is located on Durrell Mountain Road, Tax Lot 212-067 in the “R” Zone. PB # 0108.

Mr. Ron Johnson presented the application.

P. Harris read the waiver request for providing soils information stamped by a licensed soil scientist and explained that the waiver was supported by staff because of the size of the lots and all wetlands have been identified by a licensed wetlands scientist. The previous 3 lot subdivision from the same lot provided stamped soils for that area.

**BOARD'S ACTION – JAMES & ANNEMARIE COVIELLO:**

**MOTION:** W. Peterson moved to grant the waiver for providing soils information stamped by a licensed wetlands scientist.

The motion was seconded by C. Patten and carried. (6-0)

**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 4/2/08 subject to extension or waiver.

The motion was seconded by G. Flack and carried. (6-0)

The chairman opened the public hearing.

Mr. Ron Johnson explained that the property is on the southerly side of Durrell Mountain Road in the rural zone. One lot is 20.11 acres, the second lot is 20.79 acres and the third smaller lot is 4.08 acres. The smaller lot has received State approval. He explained that the plan does not show all the trails on the site. On lot 212-067-008 the driveway's 15' wetland setback encroachment is in the location of the NH DES permit.

He also stated that he will add "Durrell Mountain Road" within ROW on the plan. A note will also be on the plan stating that Swallow Road is discontinued and its placement on the plan is not intended to be a dedication for public use. There will be a note on the plan showing maximum development of one duplex each on the two larger lots and a single family house on the 4 acre lot.

R. Davis stated that Swallow Road is a major recreation trail and wanted to know if it would remain open. Mr. Coviello stated that he has no problem keeping the trail open as long as it is tolerable. If he is harassed he has the right to close it down but has no intentions of doing so at this time.

W. Peterson wanted to know about the development on the two large lots. Mr. Johnson stated that at this time it is two duplexes but that can change with future applications.

C. Daigle wanted to know about the storage trailers and buildings on site. Mr. Coviello stated that the storage trailers on the property contain his personal property. He stated that town officials have been on site and have not said anything to him about them. C. Daigle stated that he needs building permits for trailers and the removal of them needs to be tied to time frame because they are not an allowed use. Mr. Coviello stated he couldn't get a permit until the boundary lines were determined. Now he can pull the permits. He explained that once the barn is completed the storage can go in there. C. Daigle stated that he still needs to get an after the fact permit for the trailers.

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

**MOTION:** R. Davis 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):
  - a. Additional final pins to be set and so certified on final plan.
  - b. Swallow Road is discontinued and its placement on the plan is not intended to be a dedication for public use.
  - c. Not/In Current Use plans and penalties will be required as applicable when lots are sold/developed.
  - d. Add "Durrell Mountain Road" within ROW.
  - e. Graphically add remaining setbacks or remove existing and ID only by note.
  - f. Proposed development (single family/duplex)
  - g. Location/description of NH DES permitted wetlands crossing.
  - h. Existing recreational trail to remain with owner's permission.
2. Payment of plan recording fee.

3. Obtain permits or remove unpermitted buildings and storage trailers.
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 G. Flack and carried. (6-0)

Ms. Donna Cilley stated that she wanted to reference input on the proposed amendments. Is the Board going to make a decision and put closure to this issue? P. Harris stated that the Board put off making the decision in order to expedite the other applications tonight. The Board will get back to the amendments at the end of the other applications because they have a policy that new applications cannot be heard after 10 PM. Ms. Cilley wanted to know if the amendments will be voted on it tonight. W. Peterson explained that the Board has in the past waited to the end of meeting after all the applications have been heard to vote on the proposed amendments. This is not something new. It is intended to occur tonight unless there is not time after the remaining applications.

**PLAN SUBMISSION MEETING AND PUBLIC HEARING – MARK MOONEY:** Request for subdivision approval to separate a private road into two private roads for the purpose of creating a public highway. Property is located on Overlook Drive, Tax Lot 205-059 in the “C” Zone. PB # 0308.

Mr. Ron Johnson presented the application.

**BOARD'S ACTION – MARK MOONEY:**

**MOTION:** W. Peterson 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 4/2/08 subject to extension or waiver.

The motion was seconded by C. Patten and carried. (6-0)

The chairman opened the public hearing.

Mr. Johnson explained the lot history. Overlook Drive is a private road consisting of a constructed portion and an unconstructed portion. The section coming in from Old Prescott Hill Road and curving around the rear of Tax Lot 205-058(Verizon) was created as part of the 1987 subdivision plan which created tax lots 205-058 & 60 and 204-006 & 8. The section coming in from Plummer Hill Road was created as part of the development of tax lot 205-060 (Mobil now Irving). Only the section

from Plummer Hill to Old Prescott Road is constructed. The portion serving the two undeveloped rear lots is not constructed. The owner has offered the constructed portion to the Selectmen as a public highway. This was anticipated during the Mobil/Irving site development. In order to transfer only the constructed portion to the Town it must be separated from the unconstructed portion. Although “subdivision” is usually for the creation of one or more “lots”, it is also the recommended procedure in this instance to separate the two sections of this road. The unconstructed portion will remain a private roadway, required to be constructed for the development of either of the rear lots.

C. Daigle stated that it is up to the Board of Selectmen to accept the road.

W. Peterson wanted to know if the lots exist without the unconstructed road. R. Ball stated that the two rear lots are unbuildable without the road being built. W. Rollins wanted to know what the benefit is for the town to own the road. C. Daigle stated that they are looking to upgrade Old Prescott Road. It was part of the site plan for Mobil on the Run that it be a public road. Control of the ROW guarantees the access. It is up to the Board of Selectmen to accept the road. The road has been built to the standard width except for the curb cut to the Verizon building where it is wider to accommodate the access to the three overhead doors.

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

**MOTION:** C. Long 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:
  - a. All bounds to be set and so certified on final plan.
2. Payment of plan recording fee.
3. Compliance hearing shall be held by Board as necessary.

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

4. Name for unconstructed road to be approved by FD at time of construction. Construction requires inspections by town staff and must meet applicable minimum road standards.
5. Approval of this proposal does not signify acceptance of either road by Town (Selectmen’s jurisdiction).
6. No changes shall be made to the approved plans unless application is made in writing to the Town.
7. Approval is subject to expiration, revocation and changes in the Ordinances.

The motion was seconded by R. Davis and carried. (6-0)

**PLAN SUBMISSION MEETING AND PUBLIC HEARING – NEM:** Request for site plan approval to add auto and truck repair service to existing site. Property is located on 17 Laconia Road, Tax Lot 205-056 in the “C” Zone. PB # 0408.

Mr. Jon Pike presented the application.

**BOARD'S ACTION –NEM:**

**MOTION:** C. Patten moved to grant the following waivers:

- a. Additional off-site detail.
- b. Wetland delineation.
- c. Additional soils work.
- d. Aquifer plan.
- e. Fire Protection Plan.
- f. Storm water management plan & report.
- g. Landscaping plan.
- h. Quality Assurance Program.
- i. Full boundary/as-built survey.
- j. New photographs.
- k. Deed copy.

The motion was seconded by C. Long and carried. (6-0)

**MOTION:** C. Patten 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 4/2/08 subject to extension or waiver.

The motion was seconded by R. Davis and carried. (6-0)

The chairman opened the public hearing.

Mr. Pike explained that the property was built as a repair facility and has been used that way for years by different owners. They would like to have the repair facility and they will not be eliminating the car wash. They want to put a lift in one bay. They can cap the drains. Electrifier will hang in drain to solidify the oil and maintain any grease spills. They will not be doing anything with tires because they have Auto Serve for that. They are not adding employees just adding a lift. The offices are big enough because the carwash is cash and coin operated and they will have a cash register for the other business.

He explained that he has talked to the fire department and an alarm system will be put in. Mr. Pike explained that this building is the only one in town that has a ventilating exhaust system in it. The floor is concrete and is heated with propane heaters mounted in the ceiling 9' above floor. The hours of operation will be 5 ½ days a weeks. The carwash is open 24/7 so there is no increase in hours. There will be no body work or painting done, that is done across the street.

P. Harris stated that the last time the applicant came before the Board they did not want to do repairs at that facility. Mr. Pike stated that with a lift they can wash the undercarriage of vehicles. When they previously came before the Board at that point they didn't know about this. C. Daigle wanted to remind the applicant to watch where they park their display vehicles because they are parking them almost in the ROW and out to the road. They also need a permit for the extra sign on the property.

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

**MOTION:** C. Patten 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 remaining filing fee (\$160).
2. Payment of decision recording fee. (check for \$16.41 made payable to BCRD)
3. Floor drain to be sealed.
4. Compliance hearing shall be held by Board as necessary.

Construction conditions to be complied with once plan has been signed and decision recorded:

5. Property owner shall install all required traffic control and fire and life safety facilities and systems required by the Board and/or by other applicable Codes and Regulations.

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

6. All exterior lighting shall be shielded from abutters and traffic.
7. Permits must be obtained for all signage, and signs for inactive, closes or abandoned uses shall be removed within 30 days.
8. No changes shall be made to the approved plans unless application is made in writing to the Town.
9. The planning Board shall have the power to modify or amend its approval upon its own motion to do so.
10. Approval is subject to expiration, revocation and changes in the Ordinances.

The motion was seconded by G. Flack and carried. (6-0)

**PLAN SUBMISSION MEETING AND PUBLIC HEARING – WINNISQUAM YACHT CLUB,**

**LLC:** Request for site plan approval for interior renovations to allow boat repair work in existing storage

building. Property is located on 18 Sunset Drive, Tax Lot in the “C” Zone. PB # 0508.

C. Daigle handed out a late correspondence from Mr. Steven Nix that was received past the closing date. Mr. Nix stated that he would like the Board to disregard that paper work requesting a finding that a site plan review is not needed. The applicant would like to proceed with the application. Mr. Nix stated that the applicant’s intention was to add heat to the interior of building. He applied for a building permit and was told he needed a site plan. They put together a site plan package for the Planning Board and submitted it. The applicant has agreed to withdraw the letter asking to waive site plan as they wish to continue with the application. The DES Best Management Practices for NH Marinas was submitted. C. Daigle stated that this is a minimal site plan as everything is occurring inside. An As-built condition plan would address all exterior concerns.

Mr. Steve Nix presented the application.

**BOARD'S ACTION – WINNISQUAM YACHT CLUB, LLC:**

**MOTION:** C. Patten moved to proceed with the application.

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

**MOTION:** W. Peterson moved to grant the following waivers:

1. Soils mapping.
2. Topo plan.
3. Utilities & Fire Protection plan on the condition that all required Fire Protection information be submitted at the time of the building permit for the Fire Department to determine applicable codes for the renovations/use.
4. Stormwater Management Plan.
5. Street & driveway plan.
6. Recording Site Plan but plan is required.
7. Building plans but plan is required for building permit.
8. Aquifer report.
9. Quality Assurance Plan but additional information is required..

The motion was seconded by G. Flack and carried. (6-0)

**MOTION:** G. Flack 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 4/2/08 subject to extension or waiver.

The motion was seconded by C. Long and carried. (6-0)

The chairman opened the public hearing.

Mr. Nix explained that the site is located on Sunset Drive in the big blue building. They have used the building for storage since the mid 1970's. There is not insulation or heat in the building except for one bay. The proposal is to insulate and heat the front section of the building so the technicians can work yearround. The outside propane storage tanks are not there anymore. The dumpster will be relocated on the property and fenced in. He wanted to know if the plan has to be signed prior to the issuance of the building permit because this is a seasonal business and they could get the work done in February before their peak season. C. Daigle stated that they can grant conditional approval and sign the building permit prior to the plan being recorded as long as the site plan completion is to a time certain.

Mr. Ed Crawford stated that Winnisquam Marine is a leader on marine quality. In 2000 he worked with DES on developing Best Management Practices for marinas. He also worked with DES on a manual to protect the lake. Winnisquam Marine is concerned about the lake. They were the first one to get a filter bed which they installed around 2001. They cut out asphalt and reshaped it to a filter bed that breaks chemicals down so they do not pollute the lake. They did this before funding was in place. In the past when they did shrink wrap in the spring they would cut it up and put it in the dumpster. Now they bundled it up and store it. It is 98% recyclable. They are the only place on the lake that has a pump out station. They have a burner that runs on waste oil from boats that DES supports. All batteries and florescent bulbs are stored inside. Each building has spill kits. They check each boat/trailer that uses their ramps for weeds and milfoil. The EPA has inspected the site in 2001 and 2004 and they received commendations from them. There are no floor drains in the building. They were capped about eight years ago.

Mr. Frank Dalton, an abutter, had concerns about the noise when motors start up in the building because it echoes. P. Harris stated that it is a permitted use. Mr. Dalton stated that he also is concerned about his wells, the one in the trailer park and the one in the house. Mr. Crawford stated that nothing will change, there are no floor drains. P. Harris stated that oils are disposed of properly. Mr. Crawford stated that they are also properly labeled. Mr. Dalton wanted to know about the boats being washed outside. Mr. Crawford stated that it drains into the filter bed and not into the lake. Mr. Dalton wanted to know about the noise late at night during the summer. Mr. Crawford stated that they do work until it gets dark in the summer but they don't usually start motors up inside the building. P. Harris stated that the insulation may help with the noise. Mr. Crawford stated that most of the work will be done in that room because the tool boxes and work benches are there. The use is the same so the noise will not change. Mr. Dalton had concerns about the snow coming off the roof. Mr. Crawford stated that they are not heating

the roof. Crawford noise will not change. Mr. Dalton wanted to know what happened to the wall that they discussed putting up. Mr. Crawford stated that they ran out of money to do that. Mr. Dalton stated that when the building was constructed it was supposed to be for boat storage because it did not have sides. Mr. Crawford stated that it always had sides. Mr. Dalton stated that after a year or two they closed it in and it blocked the view of the lake.

Mrs. Linda Dalton, an abutter, had concerns about the loud radios and foul language. Mr. Crawford stated that he would talk to his employees about that and have them keep the stereos down.

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

The Board discussed the Best Management Practices that are in place and having the applicant document them for the future. P. Harris stated that there are preexisting conditions and the applicant is willing to document what is occurring on the site. G. Flack stated that the noise affects the abutter's quality of life. They should have a cut off time regarding noise. W. Peterson stated that they can't run boats inside the building without water. Mr. Crawford stated that two or three times a year they trouble shoot a boat using a hose. He will change where they trouble shoot the boats. He also stated that he lets employees use the facilities to work on their snowmobiles and he will talk to them about the noise.

**MOTION:** W. Peterson 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.

1. Require the following be submitted by March 28, 2008:
  - a. Site plan consisting of as-built information.
    1. Dumpster to be entirely on property, screened and on impervious surface.
    2. Any above-ground exterior LP & Waste Oil tanks shall be protected and have secondary containment.
    3. Snow storage areas shall be treated before runoff enters the lake w/any contaminants.
    4. Employees shall not park in road ROW.
    5. Floor drains or sewer connections shall comply with all applicable NH DES requirements.
  - b. Compile Quality Assurance Program of existing information and narrative including how uses comply with aquifer minimum standards.
2. All required fire protection and building construction information shall be submitted with building permit application.
3. Applicant shall sign and follow Inspection Schedule prepared by Planning staff.
4. Building permit may be issued upon submission of completed application and certificate of

- Occupancy upon successful completion of improvements.
5. Compliance hearing shall be held by Board as necessary.

Construction conditions to be complied with once plan has been signed and decision recorded:

6. Property owner shall install all required traffic control and fire and life safety facilities and systems required by the board and/or by other applicable Codes and Regulations.

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

7. All exterior lighting shall be shielded from abutters and traffic.
8. Permits must be obtained for all signage, and signs for inactive, closed or abandoned uses shall be removed within 30 days.
9. No changes shall be made to the approved plans unless application is made in writing to the Town.
10. The Planning Board shall have the power to modify or amend its approval upon its own motion to do so.
11. All reasonable efforts shall be made to minimize noise impacts to residential abutters.
12. Approval is subject to expiration, revocation and changes in the Ordinances.

**OTHER BUSINESS:**

**PROPOSED ZONING AMENDMENTS:**

C. Daigle stated that the proposed Aquifer Protection Ordinance was applied to the Winnisquam Yacht Club LLC application and it seemed to work fine. It was not a burden to the applicant.

**MOTION:** C. Patten moved to put the Aquifer Protection Ordinance on the ballot as written.

The motion was seconded by G. Flack and carried. (6-0)

**MOTION:** W. Peterson moved to put the amendment to the signage ordinance on the ballot as written.

The motion was seconded by C. Patten and carried. (6-0)

**MOTION:** W. Peterson moved to put the amendment to the existing Floodplain Ordinance on the ballot as written.

The motion was seconded by G. Flack and carried. (6-0)

**BOARD'S ACTION-MINUTES:**

**MOTION:** On a motion by C. Long, seconded by W. Peterson, it was voted to approve the minutes of

the January 14, 2008, meeting as submitted. (4-0-2) C. Patten and R. Davis abstained.

**STAFF REPORT:**

**ANNUAL REPORT:**

The Board received the annual report for 2007. C. Daigle explained that there were 21 new residential units built in 2007, which is down from 36 in 2006.

**MOTION:** C. Patten moved to accept the annual report as written.

The motion was seconded by G. Flack and carried. (6-0)

**CANDIDATE FILING:**

C. Daigle reminded the Board it is time to sign up for reelection. P. Harris, G. Flack and C. Long are up for reelection. There is one vacant position still open. The deadline to sign up is Friday, February 1<sup>st</sup> at 5PM.

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

C. Daigle explained that Pike Industries has asked for an extension of their excavation permit on Week's property. Their permit expired in March 2007. C. Daigle recommended tabling it to the March meeting to see if the Aquifer Protection Ordinance is adopted.

**MOTION:** W. Peterson moved to Table the Earth Excavation discussion to the March 24, 2008 meeting.

The motion was seconded by C. Long and carried. (6-0)

**CONCORD STREET SIDEWALK:**

C. Daigle stated that because the property reassessments and property taxes the Board of Selectmen's have cut their budget. One of the places they cut is drainage project and one of the drainage projects maybe Concord Street. Given that there has been no support from residents for the sidewalk In May of 2009 they will have to return the money to the developer because the work wasn't done within six years. The Board of Selectmen would like to meet with the Planning Board to discuss this. The money in the CIP for sidewalks would be reallocated for other sidewalks.

**REALTY RESOURCES TAX LOT 204-023:**

C. Daigle stated that Realty Resources wants to put in a cistern instead of running pipes to the dry hydrant in Briarcrest to feed their hydrants. In case of emergency they had planned on tying into Laconia's hydrants but they have been having problems with Laconia allowing this. Is putting in a cistern considered a minor change? G. Flack stated that the buildings are sprinkled. W. Rollins stated that the average cistern is 30,000 gallons and they are putting in 50,000 gallons. The Fire Department recommends the change.

**MOTION:** W. Peterson moved that putting in a cistern is a minor change.

The motion was seconded by C. Patten and carried. (6-0)

**WJK REALTY TAX LOT 224-038:**

C. Daigle stated that WJK Realty has been making progress to come into conformance. All the cars are located where they are supposed to be. They have met the fire department's requirements and have installed the dumpster pads. The outstanding issues are the lights and they are working with PSNH to correct them. They have to get the septic system certified and they are working with Mr. Chuck Noddin on that. The water quality testing engineer called and has submitted his qualifications and they have been forwarded to our engineer to make sure he is the correct engineer for the project. They also moved the wall out of the ROW and relocated the sign.

**NEW BUSINESS:**

Ms. Cilley wanted to know if when there is a multi housing subdivision with more than 2 lots is the Board asking what the buildout time will be. The Growth Management Ordinance was defeated and there hasn't been a rush on building. Realistically a builder builds only five or six houses a year. Where are the numbers that were predicted and how do they factor in? Is development managing itself? P. Harris stated that based on the study a couple of years ago Belmont would not have reached the build out and would not have restricted any development. Ms. Cilley stated then the study was a waste of time because it wasn't needed because Belmont hasn't seen the over growth. W. Peterson explained that each year there was a target number for buildable lots that would have triggered the ordinance. W. Rollins stated that if a big developer came in he could buy an existing subdivision and build it out in one year. If someone has the money you cannot stop them. Ms. Cilley stated that is when you go to the voters with an ordinance. Growth levels itself off.

Ms. Cilley reiterated her views opposing not finalizing the proposed Zoning Amendment at the beginning of the meeting when the public hearing closed. It would not have taken a lot of time to complete the process and it is not fair to have people like herself that came out just for that to wait through the entire meeting. P. Harris stated that sometimes the deliberation takes a long time and that is why they do it after the applications have been heard.

**ADJOURNMENT:**

**MOTION:** On a motion by C. Patten, seconded by W. Peterson, it was voted unanimously to adjourn at 9:21p.m. (6-0)

Respectfully submitted,

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Elaine M Murphy  
Administrative Assistant