

## PLANNING BOARD

Monday, May 19, 2008  
Belmont Corner Meeting House  
Belmont, New Hampshire

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

The chairman opened the meeting at 7p.m.and appointed W. Rollins and W. Otto as voting members for tonight's meeting.

**PUBLIC HEARING – JAMES AND ANNEMARIE COVIELLO:** Continuation of the public hearing for subdivision approval to construct an 18 unit manufactured home park. Property is located on Durrell Mountain Road, Tax Lot 212-067 in the "R" Zone. PB # 0808.

C. Daigle explained that she received a letter from the applicant asking to have his application tabled to the June 23, 2008 meeting to allow him time to address the concerns from the April meeting. She stated that staff has sent abutters a courtesy letter letting them know that the applicant has asked to table the application.

### **BOARD'S ACTION – JAMES AND ANNEMARIE COVIELLO:**

**MOTION:** C. Patten moved that at the request of the applicant the public hearing for subdivision approval to construct an 18 unit manufactured home park be postponed until the June 23<sup>rd</sup> meeting at 7 pm and all information to be considered at that meeting be submitted no later than June 2<sup>nd</sup>. The applicant shall renotice for the June 23<sup>rd</sup> meeting.

The motion was seconded by W. Rollins and carried. (4-0)

### **OTHER BUSINESS:**

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

**MOTION:** P. Harris moved to table the approval of the minutes of April 28<sup>th</sup> and May 12<sup>th</sup> until the June meeting.

The motion was seconded by C. Patten and carried. (4-0)

**STAFF REPORT:**

**WINNISQUAM YACHT CLUB TAX LOT 104-062:**

The chairman signed the Notice of Decision for Winnisquam Yacht Club.

**HANDOUTS:**

The Board received the following handouts: "But it's grandfathered!" By C. Christine Fillmore, "Understanding Developments of Regional Impact" by Ann Marie French, "Finding Balance" by Jack Savage and "Capital Regional Development Council" by Stephen A. Heavener.

**TAX BASE ENHANCEMENT FORCE:**

C. Daigle explained the first meeting of the Tax Base Enhancement Force created by the Board of Selectmen was held today at 3:00 with about ten people in attendance. She explained that the Board of Selectmen are going to appoint the task force members. Board of Selectmen chairman Ron Cormier wants to keep the Task Force to a workable size so that things will get accomplished. He would like to include some municipal staff, representatives from the Planning Board and Conservation Commission as well as representatives from local businesses. C. Long has volunteered to represent the Planning Board on the Task Force. Mr. Mark Woglom, Mr. Kevin Sturgeon, Mr. Brian Watterson and Mr. Bob Lemay were present at this meeting representing local businesses. Mr. Russ Thibeault, who did the Belmont's Housing Study, was also present and offered his support.

Topics of discussion included existing regulations and zoning. They talked about implementing an aesthetic regulation to enhance values. This would include regulating landscaping and increasing the minimum lot size. Discussion focused on incentive zoning based on aesthetics vs open space. C. Daigle explained that if you are going to focus on aesthetics based regulations you have to determine what the community character is. The task force needs to target the area where they want development to take place and whether or not they want to have some aesthetic incentives or have developers work with the Planning Board on case to case bases. They plan on putting together three or four ideas and presenting them to the voters.

Good customer service is a key to encouraging commercial development. There was concern that regulations were being waived while others felt that the regulations were too strictly enforced. The focus needs to be on the developers and the end result is to add to the tax base. They discussed the pros and cons of expanding sewer and water in the commercial zone. The general consensus was that the tax payers would not support it as a good investment. Mr. Russ Thibeault presented the third part of his Housing Study. He explained that if you don't have affordable housing you won't have a work force.

The Task Force discussed growth management, impact fees and larger lots. These are complex issues and the public will need to be educated on them. C. Daigle explained that large lot zoning was discussed at the Planning Board level when they proposed a conservation overlay zone and they received opposition from the public.

P. Harris stated that the Planning Board is willing to work with the Task Force and help in any way they can. The Board has reviewed and discussed many of the topics that the task force is considering. The Board has researched and had numerous discussions on growth management and impact fees. The task force is a new committee and the Planning Board will support them and help them.

**ADJOURNMENT:**

**MOTION:** On a motion by C. Patten, seconded by W. Rollins, it was voted unanimously to adjourn at 7:23pm (4-0)

Respectfully submitted,

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Elaine M Murphy  
Administrative Assistant