

## PLANNING BOARD

Monday, May 21, 2007  
Belmont Corner Meeting House  
Belmont, New Hampshire

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

At 5 pm members attended a meeting of the Board of Selectmen for a NH DRED presentation on Economic Development. See Selectmen's minutes for details. The chairman opened the regular meeting at 6:06 p.m. and appointed R. Davis as a voting member.

**PLAN SUBMISSION MEETING –GUNSTOCK BROOK CONSTRUCTION LLC:** Request for subdivision approval to subdivide one lot into four. Property is located on Sand Circle, Tax Lot 116-031 in the "RS" Zone. PB #0507.

Atty. Phil Brouillard presented the application.

Atty. Brouillard explained that Gunstock Brook Construction purchased the undeveloped lots on Woodland Drive and Sand Circle. Originally it was designed for six lots and now they are requesting four good size lots on municipal sewer. The road will be designed and built to town specs and eventually Sand Circle and Woodland Drive will be turned over to the Town.

P. Harris stated that there are no waiver requests. An independent review of road construction and stormwater management is required. The applicant has to renote for the public hearing once the independent review is complete.

### **BOARD'S ACTION – GUNSTOCK BROOK CONSTRUCTION LLC:**

**MOTION:** G. Flack 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 7/25/07 subject to extension or waiver.

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

**PLAN SUBMISSION MEETING – G. E. MERRILL & SONS INC:** Request for Site Plan and Earth Excavation approval for a gravel pit. Property is located on Shaker Road, Tax Lots 242-004, 242-008, 242-010 & 245-017 in the “V & R” Zones. PB # 3506.

Mr. Cory Johnson, Atty. Bernie Campbell and Mr. Merrill presented the application.

Mr. Johnson explained that there are four lots involved in the pit operation located on Shaker Road and South Road. Access to the gravel pit operation will be off Shaker Road. This is currently an active pit which has stockpiles throughout the site. The wetlands have been delineated and a soil analysis has been done. The 75 acres are in both the rural and village zones. They will continue to work the pit face working in lifts to control the drainage. They will continue the operation to 50’ from the boundary line. There are three low areas on the site to retain the drainage until it seeps back into the ground. Test pits have been done on the property which shows they are 5’ above the ground water table which collaborates with the pits done in the 1980s. Mr. Johnson stated that they have received the letter from the South Road cemetery trustees and have hired a local geologist to address their concerns. The geologist didn’t see any issue that would result from the pit operation. The buffers meet or exceed State standards. There are monitoring wells currently on site and they will add one more near the boundary line. They will monitor the well bi-annually. They have received their Alteration of Terrain permit from the State which has the standard conditions. No other State permits are required.

Mr. Johnson stated that they went before the Conservation Commission and their concern was that they be 5’ above the water table. They were also concerned about fueling being done on site. He explained that they would be using Best Management Practices. There will 12” of compacted fill where they will be fueling and maintaining equipment.

R. Davis wanted to know if the existing snowmobile trail through the property would remain active. Mr. Merrill stated that they have always given permission to use the trail and will continue to do so.

C. Long wanted to know about the reclamation plan. Mr. Johnson stated that they would be following the State’s guidelines. They will continue to work the pit face doing it in lifts to control runoff and will reclaim as they go. P. Harris stated that they are responsible to DES and they are not asking for any waivers. Mr. Johnson stated that the banks will be stabilized near any residence and be at least 50’ away from the boundary lines. The mounds will remain behind the apartment units. C. Daigle explained that they have escrowed the funds for Gerry Lang’s review.

P. Harris noted that there were abutters in the audience and asked if they had any concerns that they would like to see addressed at the public hearing. Mr. Albert Cooper stated that he has put a lot of sweat equity into his home and he is concerned about what affect having a big hole across from it would have on his property value. Mr. Johnson stated that the top of the hill will remain and they will remain 50’ from the boundary line and remain at the same elevation as the road. They will not be looking down

into a big hole. They will be providing more information at the public hearing

Mr. Larry Derosia stated that he is concerned about his drilled well and what affect the pit will have on it. He also wanted to know what will happen to property values in the area and what their future plans are once the excavating is done. Mr. Johnson stated there will be a 50' tree buffer from the property line. They are considering having a 55+ community there in the future but that is yet to be determined. There should be a nice view overlooking the town when everything is completed. The view should be a benefit to property values. P. Harris explained that this is not a new pit but an existing one. They have the right to continue and will be meeting today's standards. There are no waiver requests. A complete independent review of excavation/stormwater management is required and the applicant is already working with Gerry Lang on that. The applicant will have to renote for the public hearing once the independent review is complete.

### **BOARD'S ACTION – G. E. MERRILL & SONS INC:**

**MOTION:** C. Long 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 July 25, 2007, subject to extension or waiver.

The motion was seconded by G. Flack and carried. (4-0)

### **OTHER BUSINESS:**

### **STAFF REPORT:**

### **LAKES REGION PLANNING COMMISSION:**

C. Daigle thanked C. Long for volunteering to represent Belmont on the Lakes Region Planning Commission. Her name has been forwarded to the Selectmen for appointment.

### **RIGHT TO KNOW:**

The Board received copies of a Right to Know guidelines.

### **DUNN FAMILY TRUST AND RICHARD ENOS TAX LOTS 114-020 & 114-019:**

The chairman signed the previously approved Dunn and Enos boundary line adjustment plan.

### **OLD PRESCOTT HILL ROAD:**

C. Daigle explained that Laconia has given approval for a new development and they plan to restrict the northerly access and divert the traffic to Old Prescott Road in Belmont. They plan to have a right in and right out traffic pattern to the north access which would increase the traffic on Old Prescott Hill Road. The increase in traffic will impact the road which is already in poor condition. It is scheduled for resurfacing in 5 years and with the additional traffic it will not last until then. She has written to Laconia asking them to postpone the public hearing that is scheduled for tomorrow to allow Belmont to voice

their concerns and review the road conditions. Belmont's concerns will also include concerns from the police department and public works department.

**DRED:**

The Board discussed the helpful information they received from DRED on how to attract and keep businesses in Belmont. They discussed the fact that Belmont doesn't have an ongoing relationship with businesses except when they first come to town and have to go through the regulatory process to get up and running. There are no annual awards or other ways of recognizing the businesses. There needs to be a liaison to promote Belmont. It needs to be a separate individual. C. Long stated that they need to know the right marketing tools to promote Belmont. The Board discussed the fact that taxes and lack of sewer and water are not considered to be a deterrent for businesses wishing to relocate to here according to NH DRED. They are more concerned about the ability to get the needed labor force. It is a balance of necessity.

**ADJOURNMENT:**

**MOTION:** On a motion by G. Flack, seconded by C. Long, it was voted unanimously to adjourn at 6:59:p.m. (4-0)

Respectfully submitted,

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Elaine M Murphy  
Administrative Assistant