



TOWN OF BELMONT, NH

PLANNING BOARD

Monday, May 14, 2007
Belmont Corner Meeting House
Belmont, New Hampshire

Present: Chairman P. Harris; Members G. Flack (8:10), W. Peterson, C. Long, and R. Caldwell Ex-Officio.

Absent: Member C. Patten; Alternate Member W. Rollins.

Staff: C. Daigle

The chairman opened the meeting at 7pm. He thanked the Vice Chairman for chairing the last meeting and acknowledged condolences sent by LRPC on the passing of Member Jeff Marden.

INTERVIEWS:

Interviews had been scheduled for Russell Davis, Jr. who was in attendance and Kenneth Clough who was not. Mr. Davis explained that he was born and raised in Belmont. He has two children in the school system. He is active in community organizations and serves as President of the Belmont Bogie Busters Snowmobile Club and Treasurer of the Belmont Baseball Organization. He would like to be a part of what happens in the community for his children's futures. He works in Meredith at Vu-Tech. P. Harris asked if he had any specific goals in serving on the Board. He said his focus was the impact of residential development on the school system. The increasing development of the community concerns him. Putting in 40 houses here and 100 houses there concerns him. He supports the rural character of the community and does not want Belmont to turn into a giant urban development. He indicated there were already problems with school capacity. He would like to be involved and know more about what is going on.

R. Caldwell asked about his ideas on commercial growth. Mr. Davis indicated he was all for it because it brings revenue to the Town. You need funds for the Town. Commercial development does not have an impact on the schools, and brings in more revenue. P. Harris asked if Mr. Davis had any land use, development or real estate experience. Mr. Davis answered that he does not, except for working very closely with landowners to gain/maintain access for the snowmobile club. R. Caldwell stated that was a difficult process in itself to which Mr. Davis agreed. Mr. Davis noted he lives on the east side of Province Road just north of Middle Route. C. Long asked whether Mr. Davis felt he had the time to commit to the process. Mr. Davis asked about the meeting schedule. C. Long noted the Board meets twice a month at a minimum usually on the second and fourth Monday.

P. Harris noted that there are workshops and seminars several times a year that are especially helpful for new members. The Board also periodically holds joint or special meetings. Mr. Davis noted he does have to travel periodically for work, maybe once every 3 months, but both the Bogie Busters and the BBO meet on nights other than Mondays so should not be a conflict.

P. Harris asked if Mr. Davis was interested particularly in an Alternate or Full member seat. Mr. Davis said he would take either although he wanted an opportunity to participate. C. Long noted she had served as an Alternate from August to March, but found that more often than not during that time she was appointed as a voting member for an absent member. R. Caldwell noted that starting as an Alternate gives a person some time to gain knowledge and experience with less pressure.

W. Peterson noted that there is a lot to learn. There are also a lot of misconceptions about school growth and school enrollments. Both the School and Town have had independent reports completed which indicate that enrollments are likely to decline. Belmont usually has around 50 building permits per year and even at 60 permits it should not impact enrollment. The Board is also in the middle of a housing study which will provide additional information. In fact, what is becoming evident is that the average age of the population is increasing at a rate that will result in community impacts being quite different than school enrollment that has been a concern for so many years.

G. Flack arrived. R. Davis noted that is why he is here. So he can be better prepared to give out correct information. W. Peterson noted that the Board had to make decisions for years without the benefit of all these studies and has managed, but the studies are presenting more information and are a great help to making informed decisions. P. Harris noted it's important to balance all of the needs. Mr. Davis noted just a couple of years ago they were noticed for a recreational trail and he thought that was just fantastic. He'd like to see more of that. P. Harris noted that part of the job is to maintain a balance between private rights and regulations. Regulations have to be clear and consistently applied. The community has been very supportive of the Board's efforts.

BOARD'S ACTION-MINUTES:

MOTION: On a motion by C. Long, seconded by G. Flack, it was voted to approve the minutes of the April 23, 2007, meeting as submitted. (5-0)

STAFF REPORT:

- A. Russell Thibeault:** C. Daigle reported that the next installment of the Housing Report will be presented at the June work session. She noted that Mr. Thibeault had made several references to Belmont successes as examples during his recent Smart Growth presentation at the Prescott Farm.
- B. NH DRED presentation:** C. Daigle reminded the members that they are invited to attend the Board of Selectmen's meeting at 5pm next Monday, June 21st for a presentation by NH DRED on Economic Development. The regular Planning Board meeting is then scheduled to

begin at 6pm. C. Daigle noted that the Board does have funds in the capital account to complete the Economic Master Plan chapter and to assist the Selectmen in an economic development initiative. W. Peterson noted that the Board should be ready to have those discussions with the Selectmen.

- C. Aquifer BMP Manual:** C. Daigle reported that the Tri-Town Aquifer Protection Best Management Practices manual has been received. Staff is attempting to get it on-line, but will probably have to break it down into parts due to its size.
- D. Flatley – 201/9:** The chairman signed the previously approved Flatley Site Plan.
- E. Town Merger Document:** The Board signed the merger document for Town lots in the Stepanavicius Subdivision.
- F. WBCG:** C. Daigle reported that the ZBA did not assume jurisdiction over the WBCG Special Exception and that the applicant will be returning for their Site Plan review.
- G. Survey Monkey:** C. Daigle encouraged members to complete the Selectmen's survey on the Town's website. It's powered through surveymonkey.com which is available for the Planning Board to use for surveys also.
- H. LRPC Commissioners:** C. Daigle reminded the members that the Town needs two people to serve as commissioners on the LRPC representing Belmont due to the loss of Jeff Marden and John Olmstead relocating out of Belmont.
- I. Colosseum Sports:** C. Daigle noted that Mr. Fournier has been working with the applicant and the City of Laconia towards identifying options available to extend sewer to the site in a manner best accommodating to the needs of both the applicant and the Town.
- J. Vegetating open sites:** The Board discussed including a standard condition to approvals that open sites must be vegetated during the next seeding season regardless of whether development has commenced at that time.

Member Appointments: The Board discussed the interviews held to date. The consensus was that it was beneficial for new participants to serve as an alternate when an option for both the learning curve as well as to confirm to themselves that they have the time and interest to commit to the Board position.

MOTION: On a motion by W. Peterson, seconded by G. Flack it was voted unanimously to appoint Russell Davis, Jr. to the 2009 Alternate Member seat. (5-0)

ADJOURNMENT:

MOTION: On a motion by R. Caldwell, seconded by C. Long, it was voted unanimously to adjourn at 8:16p.m. (5-0)

Respectfully submitted,

Candace L Daigle
Town Planner