

PLANNING BOARD

Monday, January 12, 2009
Belmont Corner Meeting House
Belmont, New Hampshire

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

The chairman opened the meeting at 7p.m.

PUBLIC HEARING - PROPOSED ZONING AMENDMENT: Rezone a portion of three adjacent tax lots located off Laconia and Brown Hill Roads, east and south of the Tioga River; being specifically the following:

1. Rezone a portion of Tax Lot 229/087/000/000 from Commercial to Residential Single Family; and
2. Rezone a portion of Tax Lot 230/113/000/000 from Commercial to Rural; and
3. Rezone a portion of Tax Lot 230/113/001/000 from Commercial to Rural.

P. Harris explained that this proposed amendment is a request from the property owners.

C. Daigle stated that staff had been contacted in the fall by Mr. Ken Ellis about property that he has for sale. The main issue is that part of the lot is in the commercial zone with a significant part of the property on the far side of the Tioga River. He has asked to convert the portion on the back side of the Tioga River from commercial to rural. While researching the parcel staff identified three additional parcels that may benefit from rezoning in that area. Staff contacted those owners to see if they wanted to rezone part of their lot. The Dunn's property is in three zones but they do not support that change. The other piece is located on the old section of Rte 106. The owner, Zorica Marinkovich, is not supportive of having the property rezoned to rural. The last piece of property that was looked at for rezoning was the Mark Mooney piece on Brown Hill Road. Most of the lot is in the residential single family zone with a small piece in the commercial zone. Mr. Mooney is in favor of changing his entire lot to residential single family. Staff supports Mr. Ellis's request. It is minor in nature and is proactive in avoiding putting a bridge across the Tioga for intense commercial development which is an environmental issue.

E. Hawkins wanted to know why the other two owners were not in favor of the change. R. Ball stated they didn't give any reason.

MOTION: C. Patten moved to put the amendment to rezone a portion of three adjacent tax lots located off Laconia and Brown Hill Roads, east and south of the Tioga River on the ballot as written.

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

BOARD'S ACTION-MINUTES:

MOTION: On a motion by C. Patten, seconded by C. Long, it was voted to approve the minutes of the December 15, 2008, meeting as submitted. (4-0)

STAFF REPORT:

JASON DROUIN TAX LOT 212-008:

The chairman signed the Drouin's subdivision plan on Durrell Mountain Road.

WJK REALTY CORPORTATION TAX LOT 224-038:

C. Daigle explained that a condition of site plan approval was to have the water tested twice annually. There have been two tests done and both tests have exceeded State standards for arsenic with elevated metals. Mr. Jim Tarr stated that it can come from the soils. He has suggested that the results be sent to DES. It was the consensus of the Board to send the test results to DES.

BUDGET PUBLIC HEARING:

C. Daigle explained that Tuesday, January 13th the Budget Committee will hold a work session on some final Town items at 6pm and begin the Public Hearing on the Town budget at 7:30, both at the Corner Meeting House. The community deliberative session for the budget will be Monday, February 2nd at 6:30pm at the Belmont Middle School Cafeteria.

JAMES COVIELLO TAX LOT 212-067:

C. Daigle explained that Mr. Coviello has submitted his age restriction documents to be reviewed by the attorney. He plans on making some changes to Phase 1 & 2. He will be relocating one of the wells and removing the restriction of two bedrooms to allow three bedroom units in the park. C. Daigle stated that she explained to Mr. Coviello that he will have to have a public hearing and notify abutters if there are any changes to the original approval.

WOODLAND DRIVE:

C. Daigle informed the Board that the Board of Selectmen have accepted Woodland Drive as a town road.

ANNUAL REPORT:

C. Daigle explained that the Board has received a copy of the Annual Report along with an Annual Growth Report done by S. Dalton. The Growth Report counts just the new houses that are growth not ones that are replacement homes. The reports shows 42 new units, 32 of them are Realty Resources multi family units. The remaining units, 10 is the lowest since 1996. Realty Resource is the largest multi

unit development since 1988.

ADJOURNMENT:

MOTION: On a motion by C. Patten, seconded by C. Long, it was voted unanimously to adjourn at 7:36p.m. (4-0)

Respectfully submitted,

Elaine M Murphy
Administrative Assistant