

PLANNING BOARD

Monday, October 27, 2008
Belmont Corner Meeting House
Belmont, New Hampshire

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

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

PLAN SUBMISSION MEETING AND PUBLIC HEARING – BPS REALTY L.L.C.: Request to extend Site Plan approval for one year (10/23/09) to construct a 50' x 112' twenty bay truck terminal and a 20' x 50' office. Property is located on 23 Industrial Drive, Tax Lot 235-040 in the "I" Zone. PB # 1408.

Mr. Ken Bonnette presented the application.

Mr. Bonnette explained that they are waiting for Fed X to decide what they want to do and when they want to do it. That is why they need the extension.

BOARD'S ACTION – BPS REALTY L.L.C.:

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 12/31/08 subject to extension or waiver.

The motion was seconded by C. Patten and carried. (5-0-1) P. Harris abstained.

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 for extension 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. All conditions of the original approval remain in effect.
2. Compliance hearing shall be held by Board as necessary.
3. Extension is to 10/23/09.
4. No changes shall be made to the approved plans unless application is made in writing to the Town.
5. The Planning Board shall have the power to modify or amend its approval upon its own motion to do so.
6. Approval is subject to expiration, revocation and changes in the Ordinances.

The motion was seconded by C. Long and carried. (5-0-1) P. Harris abstained.

OTHER BUSINESS:

CAPITAL IMPROVEMENT PLAN (CIP):

C. Daigle explained that the figures for the sidewalk fund have been added to the CIP. Currently there are four projects under one account. Project one is to finish the sidewalk from Church Hill to the high school. Project two is to refurbish the sidewalks along Main Street. The third project is to extend the sidewalk from the fire station around the corner and tie it into Main Street. The fourth project is to continue where the State leaves off on their Rte 140/Rte 106 project. The State will be going up Rte 140 towards Gilmanton for the first 1500'. The town will then complete that project by finishing the sidewalk all the way to the elementary school. The Concord Street sidewalk project has been abandoned and that money goes towards finishing other sidewalk projects. The Public Works Department is asking for \$81,000 to complete the funding for these four projects.

Mr. Jim Fortin, Public Works Director, explained they also already have \$15,000 to complete the installation of the island on Concord Street. He is asking for \$750,000 for road reconstruction and maintenance. This year they have put in the large culverts on Horne Road and next year they will finish the road. That project is around \$560,000 and any remaining funds will be carried over to the 2010 Bean Hill Road project. He explained that the contracts go out to bid in February so when the snow is gone they can start on the projects.

Mr. Fortin continued stating that he is asking for \$10,000 to complete the road inventory, \$25,000 for drainage improvements and \$15,000 for the Capital Reserve for heavy equipment. He is also asking to replace a plow truck for \$113,000 which will be raised through taxation. He wants to build up the Capital Reserve fund because when they had the accident and lost a truck a few years ago it depleted the funds.

The Board asked about the reconstruction of Union Road and noted what a good job is being done on that road. C. Daigle wanted to know how long the repair is proposed to last. Mr. Fortin stated that it should last twenty years. That road received a lot of heavy truck traffic. They have changed the

grade of the road and have put in drains under the road to handle the heavy traffic.

The chairman thanked Mr. Fortin for his presentation.

P. Harris asked if any members had any questions on the CIP. C. Daigle explained that the CIP is for years 2009-2014 and the Board is asked to approve both the tax and non tax schedule. The Board of Selectmen supported all the projects except replacing Engine 4 on the nontaxable schedule and the sidewalk project which they didn't have time to review because they have just received the figures for those projects. She explained that the bottom line of the tax schedule stays pretty stable for the next five years and goes up a little in 2114 but they have five years to make changes.

P. Harris wanted to know why the Board of Selectmen doesn't support the replacement of Engine 4. R. Caldwell stated that they felt it was a little too early to replace the engine even though the money comes out of the Comstar fund. The bottom line is that the taxpayers still pay for it. C. Daigle stated that Fire Chief Davis explained that there is \$326,000 in Comstar account and they have the money for the engine in 2009 and replacing the ambulance in 2010. The engine has been on the CIP schedule for a number of years. It is not a new item.

W. Peterson wanted to know if this is the engine that is at the highway garage. Mr. Fortin stated, no, that the one at the highway garage is one that came from the Winnisquam station. P. Harris stated that Chief Davis spoke about oil leaks. C. Daigle stated that the chief also explained that the engine is twenty-six years old and was due to be replaced in 2007 and will exceed the replacement time frame. It is difficult to get parts for it.

Mr. Ken Ellis stated he recalls that last year when they got the ladder truck it was to have dual uses. It was to be a pumper and ladder truck, which is the reason they got the truck last year. C. Daigle stated that they bought a used ladder last year not the new dual purpose truck. Ladder trucks service life is 10-15 years and is vital for safety in emergency situations.

W. Peterson wanted to clarify the Planning Board's role in the CIP. P. Harris stated that they have done their work by having the worksessions and taken all the information from the department heads. The Board of Selectmen and the Budget Committee will then scrutinize it before it goes before the voters. C. Daigle stated that the CIP looks at projects as a whole and how they relate to the Master Plan. It is a tool to prepare Belmont for the future. It gives each department an opportunity to look at the process as a whole and not just as an individual department.

C. Daigle explained that in 2009 the Town will be debt free until 2010 when the Pleasant Valley debt payments commence. In this economy it may not be a good time to ask for the community to put the money into the projects but if the process does not continue then it will be harder to raise money in the future. R. Caldwell stated that when a town is debt free it makes it harder to get bonding. C. Daigle agreed and stated that it may also reflect on their ability to get grants. There is a fine line between anticipating expenses without artificially inflating cost and affecting operating cost. P. Harris stated the CIP is a good tool to show that there is balance in all the departments. It has also been a help since the school and the town are communicating on their projects.

MOTION: W. Peterson moved to schedule the current tax and non tax CIP schedule for a Public Hearing on November 10, 2008 at 7:00.

The motion was seconded by C. Long and carried. (4-1-1) R. Caldwell opposed and P. Harris abstained.

BOARD'S ACTION-MINUTES:

MOTION: On a motion by C. Patten, seconded by W. Peterson, it was voted to approve the minutes of the October 20, 2008, meeting with the following changes:

Page 3 under the Shaker School District sentence three and four should read: They will redesign the entrance to the elementary school to increase security. They expect to have portable classrooms at the high school. However, we are taking a look at that and may determine not to do it, because of budget impact.

The motion carried. (3-0-3) P. Harris, R. Caldwell and W. Rollins abstained.

STAFF REPORT:

CONSERVATION COMMISSION MEETING:

C. Daigle reminded the Board of the invitation from the Conservation Commission to attend their November 5th meeting. R. Ball explained that Mr. Andy Fast, Belknap County Forester, will be speaking on forestry management for landowners. Ms. Lindsay Webb, NH Fish & Game Wildlife Biologist, will be speaking on implementing a Wildlife Action Plan.

BUSACK FAMILY TRUST TAX LOT 122-076:

C. Daigle explained to the Board that she has spoken with Mr. Helmut Busack about the spring on his property and asked him if he was selling or transporting water from it. Mr. Busack stated that he is not selling or transporting water from that site. He has put a plastic barrel on top of the pipe that comes out of the spring. The barrel is there to protect the spring from contamination from wildlife or people walking across the lot. It was the consensus of the Board to issue Mr. Busack a permit for his shed based on the information he submitted to staff that there is no commercial use occurring on site.

MOUNTAIN LAKE VILLAGE LLC TAX LOT 202-012 & 202-015:

C. Daigle explained that Atty. Phil Brouillard did not file for an extension on his 2006 subdivision approval in 2007. He was confused because he did not have to file for an extension on the Sunlake Village subdivision but had to for this one. C. Daigle explained to him that the Sunlake Village subdivision was recorded and he never recorded the Mountain Lake subdivision. Because of the confusion he is requesting that the Board allow him to ask for an extension instead of having to start the process over. C. Daigle explained that there have been no applicable changes to the ordinances since his approval. It was the consensus of the Board to allow Atty. Brouillard to file for an extension instead of having to resubmit the whole application and start over. He will have to ask for a waiver for the time requirement. He will also have

to notify abutters.

ADJOURNMENT:

MOTION: On a motion by C. Patten, seconded by W. Rollins, it was voted unanimously to adjourn at 7:54p.m. (6-0)

Respectfully submitted,

Elaine M Murphy
Administrative Assistant