

PLANNING BOARD

Monday, September 28, 2009
Belmont Corner Meeting House
Belmont, New Hampshire

Members Present: Chairman Peter Harris; Ward Peterson and Claude Patten.
Members Absent: Christine Long, Jon Pike, Russ Davis and Gary Flack.
Alternates Present: William Rollins.
Alternates Absent: Reginald Caldwell and William Otto.
Staff: Candace Daigle, Rick Ball and Elaine Murphy.

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

PUBLIC HEARING: CAPITAL IMPROVEMENT PROGRAM (CIP):

Mr. Steve Dalton, Code Enforcement Officer, stated that the theory behind his CIP request is for half the funding this year and half next year. His request is for reliable transportation so that he can stop getting stuck. He is also looking to equip the vehicle with a drawer for his code books so they won't have to be exposed to the weather and a pull out tray to lay out plans. The vehicle would be efficient and have good gas mileage.

Fire Chief James Davis stated that he has two submissions. One is the replacement of Engine 3 and the other for an ambulance. The truck was in last year's CIP and was defeated. He would be replacing the existing Engine 3 as part of the consolidation plan as a result of the acquisition of the Winnisquam station. Engine 3 is twelve years old. The ambulance is a 1998 vehicle which is four years past replacement recommendations. The money for the fire engine and ambulance comes out of the Comstar fund. There is enough money in the fund to cover the purchase cost. W. Peterson stated that there is only \$486,979 currently in the fund. Chief Davis stated that the fees for the ambulance transports average between \$15,000 and \$18,000 a month. He anticipates that by January 2010 they will have enough money in the fund to pay for the two vehicles.

Police Lt. Mark Lewandoski stated that they are asking for two replacement cruisers this year. They did not replace any cars last year. He anticipates that by April or May one of the cruisers will have over 100,000 miles on it and the other over 80,000. The cruiser with 80,000 miles on it is starting to cost the department money just to keep it going. These are line cars that are used every day. They are requesting \$5,000 towards replacing the SUV in 2011 or 2012.

Mr. Ron Mitchell, representing BRATT, explained that this summer they applied for money from the State. The State wants them to take funding from Phase 2 to offset Phase 1. BRATT received \$70,000 for Phase 1 and has to put the money from Phase 2 towards Phase 1. BRATT is looking for an easement to relocate a portion of the trail across State property. This would reduce the cost of fencing. They are waiting a resolution. They still need \$20,000 for Phase 2.

Mr. Mitchell stated that Laconia trails are under construction now and they hope to have a portion of them open by winter. Tilton will be starting their trails this fall. Belmont is in between the two trails that are under construction so it is important the Belmont's trails get built to connect the other trails.

Mr. Mitchell informed everyone of a nice biking trail that starts in Franklin at Webster Lake and goes to Potter Place. Next year they plan to extend that trail from Potter Place to Danbury.

Mr. James Fortin, Public Works Director, stated that they withdrew the request for F250 because they now have the sewer truck. They are requesting \$116,000 for replacement of the plow truck. The price has gone up \$3,000 since last year. They are requesting \$60,000 for the capital reserve fund.

P. Harris thanked the Department Heads for coming and explaining their needs. It makes the process easier.

MOTION: W. Peterson moved to accept the Capital Improvement Program as presented.

The motion was seconded by P. Harris and carried. (4-0)

PUBLIC HEARING – JAMES & ANNEMARIE COVIELLO: Continuation of a request for re-subdivision approval to create one additional site to previously approved manufactured home park, release age restriction, and make other changes. Property is located on Durrell Mountain Road, Tax Lot 212-067 in the "R" Zone. PB # 0709P. (request that it be tabled to 10/26/09)

P. Harris explained that the applicant has asked to have their applications tabled to the October meeting to give them more time to explore their options for a 55+ subdivision.

BOARD'S ACTION – JAMES & ANNEMARIE COVIELLO:

MOTION: W. Peterson moved at the applicant's request to table the application for re-subdivision approval to create one additional site to previously approved manufactured home park, release age restriction, and make other changes to provide you the opportunity to explore the 55+ issue to October 26, 2009 at 7 PM.

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

PLAN SUBMISSION MEETING AND PUBLIC HEARING – JAMES & ANNEMARIE COVIELLO: Continuation of a request for a one year extension (6/23/10) on a previously approved subdivision for 18 unit age restricted manufactured home park approval.

BOARD'S ACTION – JAMES & ANNEMARIE COVIELLO:

MOTION: W. Peterson moved at the applicant’s request to table the application for a one year extension (6/23/09) on a previously approved subdivision for 18 unit age-restricted manufactured home park approval as you continue to explore the 55+ issue to October 26, 2009 at 7 PM.

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

PLAN SUBMISSION MEETING AND PUBLIC HEARING – METROCAST CABLEVISION:

Request for site plan approval to construct a 51’ x 48’ addition with additional parking. Property is located on 9 Apple Road, Tax Lot 204-004 & 005 in the “C” Zone. PB #1109P.

P. Harris explained that the applicant requested to table their application to the October meeting to allow them time to notice additional abutters.

BOARD'S ACTION – METROCAST CABLEVISION:

MOTION: W. Peterson moved at the applicant’s request to table the site plan application to construct a 51’ x 48’ addition with additional parking to allow the applicant time to notice additional abutters to October 26, 2009 at 7PM.

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

OTHER BUSINESS:

BOARD'S ACTION-MINUTES:

MOTION: On a motion by C. Patten, seconded by W. Peterson, it was voted to approve the minutes of the August 24, 2009, meeting as submitted. (2-0-2) P. Harris and W. Rollins abstained.

On a motion by P. Harris, seconded by W. Rollins, it was voted to approve the minutes of the September 14, 2009, meeting as submitted. (2-0-2) W. Peterson and C. Patten abstained.

STAFF REPORT:

SIGNATURES:

The Board signed the certified copy of the Capital Improvement Plan.

The Board signed the certified copies of the two Subdivision Regulations Amendments.

The Board signed C. Daigle's employment contract.

RMI – BIOSOLIDS:

C. Daigle explained that RMI will be at the October worksession to have a general discussion on biosolids and the current requirement for a special exception to use them. She explained that ten or twelve years ago Belmont adopted the regulations requiring the special exception for their use because the State had not developed any regulations for the use of biosolids. One problem with requiring a special exception for the spreading of biosolids is that it did not allow for stockpiling without also getting a variance.

The State now fully regulates biosolids and that is what RMI wants to discuss with the Board. They also want to discuss the uses and benefits of biosolids. W. Peterson stated that there are two types of biosolids and the two types need to be reviewed.

LAKELAND MANAGEMENT TAX LOT 999-000-000-002:

C. Daigle explained that Wade Crawshaw owns Lakeland Management which owns the well and water system on Province Road. He will be upgrading and installing two new 15,000 gallon underground water tanks adjacent to the one on Plummer Hill Road. C. Daigle wanted to know if they needed a building permit for the tanks. W. Rollins stated when he has been involved in designing cisterns they were required to pull building permits for them. The Board agreed that the tanks do not have to meet setbacks or need site plan review but having a building permit would provide a good record for the location of the tanks.

CUSTOMER SERVICE SURVEY:

The Board received a copy of a flow chart that shows the development process when applying to the Planning Board, Zoning Board or for a building permit. The flow chart is a result of a suggestion a customer had to outline the process to make it more user friendly.

P. Harris stated that he has one concern about where abutters fit into the process. The chart doesn't show exactly when abutters will be notified. C. Daigle stated that not all the procedures require noticing abutters such as when building permit meets all the requirements and doesn't have to go before any Boards. The Board suggested changing the word "notice" on the chart to public/abutter notice which may make it easier for the public to understand. C. Daigle noted that she will make that change.

LANDUSE PROCEDURES:

The Board discussed Land Use procedures. They reviewed past procedures and how and why the present procedures were implemented. They also discussed how they envision the Land Use functioning in the future and the staff needed to keep those procedures working efficiently.

ADJOURNMENT:

MOTION: On a motion by C. Patten, seconded by W. Peterson, it was voted unanimously to adjourn at 8:12 p.m. (4-0)

Respectfully submitted,

Elaine M Murphy
Administrative Assistant