

PLANNING BOARD

Monday, September 14, 2009
Belmont Corner Meeting House
Belmont, New Hampshire

Members Present: Chairman Peter Harris; Christine Long and Jon Pike.
Members Absent: Ward Peterson, Russ Davis, Gary Flack and Claude Patten.
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 7 p.m. and appointed William Rollins as a voting member for tonight's meeting.

PUBLIC HEARING: PROPOSED AMENDMENT TO THE SUBDIVISION REGULATIONS.

P. Harris explained that the amendment is to Section 5.D.6.q. It is proposed to read "In addition to the Stormwater Management Plan and Report the subdivider shall submit a CD/DVD of the hydrology model. The minimum requirement for the stormwater analysis will be based on the Soil Cover Complex Method (e.g., SCS Runoff Curve Number Method) for 24-hour duration storm frequencies – preferably HydroCad."

C. Daigle explained that it gives surveyors, engineers and applicants more options.

The chairman asked if anyone in the audience had any questions or comments. There being none, he closed the public hearing.

MOTION: J. Pike moved to accept the proposed subdivision regulations as written.

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

CAPITAL IMPROVEMENT PROGRAM (CIP): REVIEW OF FUNDING REQUESTS.

ASSESSING DEPARTMENT:

Town Administer Jeanne Beaudin stated that two items that have changed are the property revaluation and statistical update. She explained that after talking to the assessing firm they decided it is better to plan for the next full revaluation in 2012. They are proposing \$70,000 in the account for the next three years.

They are proposing \$50,000 in the municipal facility account to for new buildings in the future. Some of the previous funds were used this year to paint the outside of the library and to put siding on the Town Hall.

Another \$25,000 is proposed for the accrued benefit liability trust. That fund is for employee retirement.

The Pleasant Valley bond will be added to the CIP.

SCHOOL:

Mr. Doug Ellis stated that the school building and grounds committee are proposing a few projects in the next three or four years. They are planning on doing an energy audit of all the buildings. They have an estimate of \$250,000 to install a sprinkler system in the elementary school. J. Pike referred to an article in the local paper that stated that the \$250,000 was for the estimate not the work. He wanted to know if that amount is to get an estimate or is it the estimated cost to install the system. Mr. Ellis stated that it is to install the system. The cost will come out of a trust fund.

The other projects are to replace the roof at the Middle School. It has not been done since 1985 and the cost for that project is \$40,000. The Canterbury Elementary School's roof is close to 20 years old and is scheduled to be replaced in 2012 at an estimated cost of \$60,000.

Superintendent Mike Cozort invited the Planning Board to the School Board joint meeting on September 24th at 6:00 PM. P. Harris stated that the joint meeting is a good venture that has provided valuable information in the past. He encouraged Board members to attend.

Mr. Cozort stated that money has been put aside for installing the sprinklers. He stated that there is approximately \$250,000 in the fund. They will be putting the job out to bid and if the bid comes in under that amount then they will probably move forward.

CODE ENFORCEMENT:

Code Enforcement Officer, Steve Dalton stated that he is proposing a new code enforcement vehicle for 2011. The Crown Victorias are good cars but last winter he got stuck and had to be pulled out a few times. He needs a user friendly car where he can carry his supplies, blueprints and code manuals with him instead of having to carry them to the job sites then back to the office. The SUV he is proposing is a Ford Escape that gets 30 miles per gallon. In the future he is also proposing to have a lap top in the vehicle. He doesn't want to cancel inspections because of bad weather. The apartment inspections are critical.

C. Daigle stated that they have added a lot of extra duties to S. Dalton job such as aquifer and apartment inspections. It is important that he gets out to these inspections. Spring can be worse than winter to drive in because of the mud.

HERITAGE COMMISSION:

Ms. Linda Frawley explained that in 2004 they had requested \$25,000 each year for six years to serve as

a pool for matching funds for grants in the village and factory village district. They have reduced the request to \$5,000 and further reduced it to \$4,500 when the Budget Committee asked everyone to reduce their request by 10%. They have received four grants from the NH Humanity Counsel and a small grant from the Sargent Trust Fund for the community. The grants were written by volunteers. Some of their projects can be done through grants and money that has been set aside. Some of the projects they are working on are energy lighting and energy efficiency in the mill area. Restoring the bandstand is a top priority. The last major repairs were done in 1977. She stated that if they would like to know more about their goals they can visit their web site.

P. Harris stated that the Heritage Commission has a strong presence in the community and the work shows.

POLICE DEPARTMENT:

Police Chief Vincent Baiocchetti stated that the Police Department request is the same. They are requesting two cruisers and \$5,000 to replace the SUV. The replacement rotation schedule is to replace the two patrol cruisers, which they didn't do last year, and replace the SUV in 2011. The firm bids price will not be in until November and will include the purchase price and the cost of outfitting each cruiser.

P. Harris wanted to know if the Police Department has an SUV. Chief Baiocchetti stated they have a 2004 SUV that will go to the Land Use Department next year. J. Pike stated that they talked about getting smaller cars for administration and wanted to know if the Police Department would be doing that. Chief Baiocchetti stated that his car is good for another three or four years making the car seven or eight years old.

PUBLIC WORKS DEPARTMENT:

Public Works Director, James Fortin explained that he is withdrawing the request to replace the 1999 F250 because they have acquired the sewer truck. He is proposing \$30,000 for sidewalks, \$750,000 for road reconstruction, \$10,000 for road inventory, \$25,000 for the bridge repair fund and \$60,000 for heavy equipment for the plow truck they didn't get last year. C. Daigle explained that the heavy equipment fund is to assist the Board of Selectmen and provide an emergency fund if they lose a truck. They add to the fund every year trying to balance and replace the funds that were in the account.

R Ball explained that he will be working on the road inventory project for the next two years. He will have plans for all the roads in town and a catalog of historic road deeds. He will be researching deeds as he goes into the historic aspect of it.

FIRE DEPARTMENT:

Deputy Chief Sean McCarty stated they are requesting replacing two apparatus which is coming out of the Comstar fund. He explained that they are working on educating the public about what the Comstar fund is. The money in that fund comes from ambulance billing from the transports they do. It is \$170,000 to replace the ambulance and \$375,000 to replace the two engines. They are trying to get back to the number of apparatus they had before they combined the two departments. They have nothing scheduled for 2011 and have a sizeable request for 2012.

Ms. Frawley wanted to know if there are any municipal requests for the transportation enhancement fund. P. Harris stated that there are none that he is aware of. R. Ball stated that when BRATT went for Phase 2 DOT stated that they will not fund the next phase until the Phase 1 is started. Ms Frawley stated that it can be written into the application. She would love to see additional applications so they can take advantage of the available stimulus funds.

The Board set the next CIP public hearing for September 28th at 7:00 PM.

STAFF REPORT:

FERNCREST ESTATE LLC TAX LOT 110-006:

The chairman signed the assisted living site plan and notice of decision for Elizabeth Bascom. C. Daigle explained that the only outstanding issue is the dumpster which they are in the process of correcting.

METROCAST CABLEVISION TAX LOT 205-057:

The chairman signed the annual Business Directional Sign Permit for Metrocast located on the Auto Serve lot.

GRAVEL PITS:

C. Daigle explained that G.E. Merrill will be in to renew his Earth Excavation permit. Pike Industries will be coming in for their initial permit and compliance hearing on their pits.

TRI-TOWN AQUIFER COMMITTEE:

The tri-town aquifer committee has finished and now the towns are working on drafting similar aquifer ordinances.

Code Enforcement letters are going to be sent to those businesses that have not participated in the aquifer inspection program.

SEWER PROJECT:

R. Ball stated that he will be working on a large project with the sewer department as part of their EPA requirement. The project is part of the Winnepesaukee River Basin Project Management Plan. They have to have an emergency operation system within three or four years. He has to identify and map all the sewer manholes and lines and coordinate them with the street maps.

J. Pike stated that R. Ball needs to put a time frame and dollar figure on this project because if the Town had to hire someone they would have to pay that person. R. Ball needs to estimate his time so they can take that figure to the Budget Committee and apply that figure to the sewer bill. That cost should be in the Sewer Department's budget.

STONINGTON HEIGHTS:

C. Daigle stated that the Board received a copy of the letter that the vice-chairman signed concerning the

Stonington Heights open space and conveying it to the town. Mr. Mooney has had a change of heart regarding turning it over to the town and may be giving New England Forestry an easement to the site. The Board has gone on record that a condition of subdivision approval was that that the open space be deeded to the town or, if the town refused to accept the deed, to the lot owners "in common" as well as spelling out the concerns the Board would have if transferred to another entity. J. Pike requested the item be brought back before the Board for further action in the future.

R. Ball stated that an open space violation has occurred on the site. Mr. Cacciatore has been mowing the open space as part of his lawn and had created a dirt track in the open space area. R. Ball and S. Dalton have met with Mr. Cacciatore and he has agreed to let the lawn grow up and is working on fixing the ruts.

223 DANIEL WEBSTER HIGHWAY:

C. Daigle state that 223 Daniel Webster Highway is working out the parking issues with Broadway North Dance Studio. J. Pike stated that he has reviewed the property and is concerned about the runoff from the site. The State should also be concerned about the runoff from the Broadway North site. C. Daigle stated that there had been complaints about the runoff from the site before some additional work was done on the site.

DAN DUNN AND TONYA RAPTER TAX LOT 201-005:

C. Daigle explained that Dan Dunn received Site Plan approval 2004 and came in for an amendment in 2008 to expand on site and build a garage. A condition of approval was that active and substantial work be done by April 2009 because he had already done much of the expansion and was already operating on site. Work was to be completed by September 2009. Items that are outstanding are a driveway permit and posting of a bond. He now wants to put a dwelling on site in conjunction with garage. He doesn't want to apply for it until spring. He would like to extend the completion date to 2010. There is supposed to be an engineer on site to document what is happening on the site but Mr. Dunn is not willing to pay for it or it post security.

J. Pike stated that there is no security and no engineer on site. He suggested that the operation ceases until he brings the site into compliance and post security.

It was the consensus of the Board to require Mr. Dunn and Ms. Rapter to have a public hearing to extend the compliance date. Abutters will have to be notified.

HILL REALTY TRUST TAX LOT 112-007 AND MICHAEL DROUIN TAX LOT 112-009:

C. Daigle stated that Hill Realty and Michael Drouin are drafting the final deeds to complete their boundary line adjustment.

FINAL RELEASES:

Final releases have been made on Summit, Bestway and Johnson.

BELKNAP NURSERY TAX LOT 224-042:

Belknap Nursery has met almost all of the conditions of their site plan approval. They need to schedule an aquifer inspection and to get a permit for their trailer.

BBE REALTY TAX LOT 238-004:

C. Daigle informed the Board that they will be sending two people on all future inspections of the site because of issues that have developed with the contractor.

BROOKSIDE PIZZA TAX LOT 122-057:

C. Daigle stated that the owner of Brookside Pizza located at 930 Laconia Road is interested in purchasing the building. She explained to him that the dumpster still needs to be screened in. He will be screening the dumpster before the site is separated into condominiums.

BUDGET:

C. Daigle stated the Town has zero'd the telephone budget line so the final operating increase will be \$569.

ENFORCEMENT ISSUES:

C. Daigle stated that S. Dalton is working on an enforcement issue for an illegal sewer connection and illegal apartment on Shaker Road.

TERRA FIRMA TAX LOTS 229-053,53-01, 226-012,12-01 & 12-02:

C. Daigle stated that Terra Firma the thirty-six lot subdivision on Upper Parish Settlement is still moving forward. The town engineer is reviewing the plans.

VEHICLE MAINTENANCE:

J. Pike wanted to know who S. Dalton works for because he has some issues with the way the Tahoe is being cared for. C. Daigle explained that he works for the Board of Selectmen. J. Pike stated that he has seen the Tahoe out on Rte 3 and the vehicle was not presentable. It was in need of a carwash. He explained that McGreevey will wash the Town vehicles free of charge. R. Ball stated that he was aware that the Tahoe needed a wash but was not aware that McGreevey would do it. The next time he is out with it he will have it washed and take care of it in the future. The vehicle is shared by Code Enforcement, Land Use and Assessing.

PROJECTS:

J. Pike reiterated the need for the Land Use staff to document their projects, what department is benefiting from them and the estimated cost for a project. He stated that with money being tight people are complaining and want to know what the Land Use department is doing. By documenting the project and its cost it will help educate the public on the type of work that is being done. C. Daigle noted a full list of projects has already been sent to the Board of Selectmen. J. Pike stated yes, but the Board of Selectmen want a dollar amount attached.

ADJOURNMENT:

MOTION: On a motion by W. Rollins, seconded by C. Long, it was voted unanimously to adjourn at 8:27p.m. (4-0)

Respectfully submitted,

Elaine M Murphy
Administrative Assistant