

PLANNING BOARD

Monday, March 22, 2010
Belmont Corner Meeting House
Belmont, New Hampshire

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

The chairman opened the meeting at 7p.m. He congratulated and thanked the incumbents for running and being reelected to the Board. The continuity keeps the Board running smoothly.

PLAN SUBMISSION MEETING AND PUBLIC HEARING –ULTIMA MORGAN REV.

TRUST: Request for boundary line approval to transfer 8,630 square feet from tax lot 111-001 to tax lot 112-002. Properties is located on Lakeside Drive and 22 Lakeside Drive, in the “RS” Zone. PB #0410P.

P. Harris explained the history of the lots. Lot 111-001 is a preexisting vacant nonconforming lot with no frontage on a public highway. It is unbuildable due to the frontage issue. Lot 111-002 is a preexisting nonconforming lot due to size and no frontage on a public highway. Its use is a single family conforming use. The structure is preexisting nonconforming due to the setbacks.

They are requesting a waiver for Topo & soils which staff supports due to the small area being transferred. There is no new development, both lots have sewer and they are making a nonconforming lot larger.

BOARD'S ACTION – ULTIMA MORGAN REV. TRUST:

MOTION: W. Peterson moved to grant a waiver for Topo & Soils as it is a small area being transferred, no new development as part of this approval, municipal sewer on both lots, nonconforming developed lot being made larger.

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

MOTION: C. Patten moved that the application be accepted as complete for the purposes 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 May 26, 2010 subject to extension or waiver.

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

The chairman opened the public hearing.

Ms. Georgie Johnson presented the application.

Ms. Johnson explained that the proposal is to straighten the boundary line. In the future if there are any changes to the building this will give them more setback.

Mr. Raymond LaPlante, an abutter, wanted to know the future plans are for the lot. Ms. Johnson stated that she doesn't know of any plans. The proposal is just make cleaner lot lines.

Mr. Roger Matte, an abutter, wanted to know what if the easement to the back lot is changing. Ms. Johnson stated that nothing is changing only the entrance to the site. They are straitening the lot line instead of having a "V" shape. C. Daigle explained that the sewer easement is not moving. The private easements are between owners. The town doesn't regulate private easements. If in the future the owners of the road and/or easement want to change the easement it is between the property owners.

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

MOTION: W. Peterson moved that the application 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:

Conditions to be complied with or secured (as appropriate) prior to plan being signed and decision recorded. No site improvements or approved uses shall commence and no building permit shall be issued until plan is signed and decision recorded.

1. Submission of final plans (2 mylars, 5 paper copies, 1 reduced paper copy):
 - a. Notes: Site is on aquifer
2. Recording fee.
3. Compliance hearing shall be held by Board as necessary.

General conditions to be complied with subsequent to plan being signed and decision recorded:

4. No changes shall be made to the approved plans unless application is made in writing to the Town.
5. Approval is subject to expiration, revocation and changes in the Ordinances.

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

PLAN SUBMISSION MEETING AND PUBLIC HEARING – GUNSTOCK BROOK

CONSTRUCTION LLC: Request to extend or reapprove subdivision approval for two years (2/25/11) to subdivide one lot into four. Property is located on Sand Circle, Tax Lot 116-031 in the “RS” Zone PB #0510P.

Atty. Phil Brouillard presented the application.

Atty. Brouillard explained that he is requesting an extension of a four lot subdivision. The Board knows he will complete the project because he has built out the Woodland Drive subdivision and the road has been accepted by the Town. The road for Sand Circle has been roughed in and the sewer line has been installed. This summer he anticipates having the road done and will start building houses.

Mr. James Keegal, an abutter, stated that he is concerned about the wetlands on the property. Atty. Brouillard explained that they were all mapped out and approved in the prior approval

P. Harris wanted to know if there have been any changes to the ordinance. C. Daigle stated that there have been changes in the subdivision regulation concerning road construction. She explained that the road would have to meet today’s standards with the exception of the hammer head. Atty. Brouillard stated that he has no problem meeting those requirements.

BOARD'S ACTION – GUNSTOCK BROOK CONSTRUCTION LLC:

MOTION: C. Long moved that the application be accepted as complete for the purposes 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 May 26, 2010 subject to extension or waiver.

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

The chairman opened the public hearing.

Mr. Ron Deduca addressed the construction time frame. He stated that he expects the road to be up to specification this summer. The normal hours of construction will be 7am till 5 or 6 pm. Atty. Brouillard agreed that the town is not responsible for the road until they take it over. The road is already roughed in. They need to put the drainage in and bring it up to town standards and that should be done this summer.

C. Long wanted to know if they will meet the 12/48 time line. Atty. Brouillard stated that he sees no problem selling one house a year for four years. In other developments he has been involved in the all

the houses have sold within a year.

W. Peterson wanted to know if Atty. Brouillard was hoping to have the Board of Selectmen take over the road. Atty. Brouillard stated that is why he is bringing the road up to town standards. W. Peterson was concern about the road base. Atty. Brouillard stated that the road is just roughed in. It will be brought up to standards and will be inspected as they go along.

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

MOTION: C. Patten moved that the application 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:

Conditions to be complied with or secured (as appropriate) prior to plan being signed and decision recorded. No site improvements or approved uses shall commence and no building permit shall be issued until plan is signed and decision recorded.

1. All conditions precedent of original 2/25/08 approval to remain in effect except as amended or added to herein.
2. Amend road construction standards to meet all current road standards with the exception of redesigning Culdesac as hammerhead.
3. Independent review of road construction plans at the cost of the applicant. Provide two copies of above amended road plans for review.
4. Compliance with all security and construction standards as defined in the Town of Belmont Construction and Security Manual. Security requirements to include, but not be limited to:
 - a. Prior to any site work - escrow for construction inspections and closure in case of abandonment. Applicant shall submit engineer's estimate of closure costs. Construction inspector shall submit estimate of inspection costs.
 - b. Prior to plan signing/recording – escrow for all incomplete improvements, setting of pins and bounds, and as-built plans. Applicant shall submit engineer's estimate for improvements and surveyor's estimate for pins, bounds and plans. Amount to be set by staff. Security to be in a form approved by the Town. Contingency of 15%, retainage of 10% until complete and 2% for one year post-completion.
5. All required construction to be substantially completed w/in 12 months.
6. On recordable plan add note: roads shall remain private until and unless the Town accepts the road, the Town is under no obligation to do so, the town shall provide no maintenance of the interior road unless and until such time as it may be accepted as a public highway, and the developer assumes all road maintenance until and unless the road becomes public.
7. Approval plans shall be provided as follows:
 - a. Two mylars of recordable plan.

- b. Four paper copies of recordable plan.
 - c. Seven paper copies of complete plan set.
 - d. One reduced paper copy of recordable plan and complete plan set.
8. Compliance hearing shall be held by Board as necessary.

Construction conditions to be complied with once plan has been signed and decision recorded (shall comply with full standards of the Town's Project Security/Construction Process):

- 9. All post conditions of original 2/25/08 approval to remain in effect except as amended or added to herein.
- 10. Compliance with all security and construction standards as defined in the Town of Belmont Construction and Security Manual.
- 11. All deeds out shall specifically reference that roads shall remain private until and unless the Town accepts the road, the Town is under no obligation to do so, the town shall provide no maintenance of the interior road unless and until such time as it may be accepted as a public highway, and the developer assumes all road maintenance until and unless the road becomes public.
- 12. All equipment fueling shall utilize breakaway connectors, be on an impervious pad, and secondary containment shall be provided for all on-site fuel storage.
- 13. Occupancy/use of improvements requires submission of 2 paper original record (as-built) site plans including structures, utilities, roads, drainage and other site improvements. Plans shall be reproducible in black/white, e.g. through the use of differentiating graphics (pre/post contours dashed/solid), identifying notes, etc.

General conditions to be complied with subsequent to plan being signed and decision recorded:

- 14. No changes shall be made to the approved plans unless application is made in writing to the Town.
- 15. The Planning Board shall have the power to modify or amend its approval upon its own motion to do so.
- 16. Approval is subject to expiration, revocation and changes in the Ordinances.

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

PLAN SUBMISSION MEETING AND PUBLIC HEARING – BRUCE ALBISTON AND VERN BLADECKI: Request for boundary line approval to transfer 25,885 square feet from tax lot 101-004 to 101-007. Properties are located at 196 Daniel Webster Highway and 190 Daniel Webster Highway, in the
"C" Zone. PB #0610P.

Mr. Dean Clark presented the application.

Mr. Clark submitted a letter from Maine Oxy stating that Mr. Dupont has to remove his

construction equipment from their property. There has been some encroachment from the Maine Oxy property since 2007. The encroachment is 20' over the lot line onto the State's property. Mr. Dupont has agreed to clean up the encroachment by April 30, 2010.

Mr. Clark stated that the proposal is to add land to the Shooters (Bladecki) property to be developed as a parking lot. The property is owned by Maine Oxy and will be deeded over to Shooters. The wells will be added to the plan, one well is in the building and one is on Maine Oxy property. The 20' sewer ROW will also be added to the plan.

BOARD'S ACTION – BRUCE ALBISTON AND VERN BLADECKI:

MOTION: C. Long moved to grant a waiver for Topography & Soils as this transfer will make both lots a conforming size and no new development is proposed as part of this application.

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

MOTION: W. Peterson moved that the application be accepted as complete for the purposes 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 May 26, 2010 subject to extension or waiver.

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

The chairman opened the public hearing.

C. Patten wanted to know if the building will be removed. Mr. Clark stated that it will be removed. C. Patten wanted to know how they would be getting into the parking lot. Mr. Clark stated that it will be a paved. C. Patten stated that it is a good size garage and wanted to know what it was used for. Mr. Clark stated that he doesn't know what is used for. There is a lot of construction equipment on the site that is being removed. C. Patten wanted to know who owns the property. Mr. Clark stated that Maine Oxy owns it. It used to be a landscaping company.

W. Peterson wanted to know if they are taking down the tree line. Mr. Clark stated that they are and are moving the dumpster and retaining wall for better access to parking lot.

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

MOTION: C. Long moved that the application 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:

Conditions to be complied with or secured (as appropriate) prior to plan being signed and decision recorded. No site improvements or approved uses shall commence and no building permit shall be issued until plan is signed and decision recorded.

1. Submit final plans (2 mylar, 6 paper, 1 paper reduced) including notes, etc:
 - a. show lot wells.
 - b. show/set all remaining property pins for lots.
 - c. list on-site uses – show residences on Albiston lot.
 - d. ID all graphics on Albiston lot (rectangle near trailer, rectangle and oblong in front of stone wall, 2 narrow rectangles between two lots)
 - e. Town Meeting’s action to discontinue the portion of Old State Road that ran behind these lots retained a 10’ easement on either side of the sewer line – show on plan.
 - f. Note: No commercial use of Parcel A without Site Plan approval.
 - g. Show adjacent residence on Tax lot 3.
 - h. Locus to indicate property location.
 - i. Show any off-site encroachments.
2. Submit Recording fee.
3. Submit draft deed for Town’s review.
4. Final plans will not be recorded until transferring deed has been approved by the Town and is also signed and ready for recording.
5. Obtain permits/move garage, 2 sheds and trailer.
6. Illegal contractor’s yard use shall cured, stabilized, vegetated.
7. Compliance hearing shall be held by Board as necessary.

General conditions to be complied with subsequent to plan being signed and decision recorded:

8. No changes shall be made to the approved plans unless application is made in writing to the Town.
9. Approval is subject to expiration, revocation and changes in the Ordinances.

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

PLAN SUBMISSION MEETING AND PUBLIC HEARING –PARENT SAND & GRAVEL LLC:

Request for earth excavation approval to re-permit a gravel pit. Property is located on 93 Shaker Road, Tax Lots 245-017, 242-004, 242-008 & 242-010 in the “R & V” Zones. PB # 0810P.

P. Harris read the history of the lot. June 25, 2007 they received an excavation permit for 57.3 acres, 120’ maximum vertical, 2,100 maximum breadth, estimated 4.1 M cubic yards, 50 years estimated duration depending on the market.

BOARD'S ACTION – PARENT SAND & GRAVEL LLC:

MOTION: W. Peterson moved that the application be accepted as complete for the purposes 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 5/26/10 subject to extension or waiver.

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

Mr. Corey Johnston presented the application.

Mr. Johnston explained they are repermitting. They were approved in 2007 for excavating 80,000 cubic yards a year and they have been on the low end of it with around 80,000 cubic yards over the last couple of years. The monitoring well has been installed near the cemetery. The water levels are supposed to be monitored annually but have not been done that frequently. They will start to monitor the water more regularly once the applicant starts to take more material out. The water elevation near the cemetery is 515 and the old level was 519. There is a possibility that they may have to raise the pit floor. The pit floor is 516 over the majority of site. In 30-40 year they will have to revisit it. It will take 40-50 year to complete the project. They have installed a trailer on site and internal road ways. He explained that he does not have to report to the State until 2013 instead of reporting every two years. He is not aware of any issues.

P. Harris wanted to know if their aquifer paper work had been addressed. Mr. Johnston stated that they submitted it to the Code Enforcement Officer last week.

C. Daigle explained that the Earth Excavation Regulations have been completely rewritten to include compliance hearings. Staff recommends a long term permit and a compliance hearing in 2013 the same as the State's requirement. The point of review is to make sure the site is in compliance. If the site is not in compliance then it affects their permit and then it becomes an enforcement issue. Staff's recommendation is for a twenty-five year permit.

The chairman opened the public hearing.

The chairman 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 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:

Conditions to be complied with or secured (as appropriate) prior to plan being signed and decision recorded.

1. Aquifer paperwork for 2009.

Operational and General conditions to be complied with once plan has been signed and decision recorded:

General conditions to be complied with subsequent to plan being signed and decision recorded:

2. All conditions of original approval remain in effect.
3. Permit term is to 3/22/2035.
4. Compliance hearing to be scheduled in conjunction with plan submittal to NH DES (2013). The Board may schedule additional Hearings as necessary.
5. Annual Reports shall be submitted no later than September 1st.
6. Security must remain in place at all times.
7. Submit final plan copies (1 mylar, 6 paper copies, 1 reduced paper plan).
8. Submit Recording fee.
9. Compliance hearing shall be held by Board as necessary.
10. No changes shall be made to the approved plans unless application is made in writing to the Town.
11. The Planning Board shall have the power to modify or amend its approval upon its own motion to do so.
12. Approval is subject to expiration, revocation and changes in the Ordinances.

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

PLAN SUBMISSION MEETING AND PUBLIC HEARING – ELIZABETH BASCOM: Request for site plan approval for a 60-client adult day care facility. Property is located at 87 Horne Road, Tax Lot 110-006 in the “R” Zone. PB # 0910P.

BOARD'S ACTION – ELIZABETH BASCOM:

MOTION: C. Patten moved to grant the following waivers:

- a. Building and Utilities/Fire Protection plans, due to the significant increase in occupancy, on condition that plans will be reviewed/approved by State and Town and/or qualified third-party reviewer.
- b. Soils, Topo, Aquifer, Stormwater Management, Roads/Sidewalks, Landscape, Quality Assurance as there is no exterior development proposed and/or items are not applicable.

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

MOTION: C. Long moved that the application be accepted as complete for the purposes 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 May 26, 2010 subject to extension or waiver.

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

The chairman opened the public hearing.

Ms. Lisa Gosselin presented the application.

Ms. Gosselin explained that they are putting in for a change of use from assisted living to an adult day care. Currently they have two separate licenses for assisted living for a total of six clients. After looking at the need in the community and talking to the State they determined there is a need for adult day care. This change of use will increase the participants but it will be strictly on a daily basis no overnights. The hours of operation will be Monday through Friday similar to the school that was previously on the site.

Ms. Gosselin stated that the gravel parking area has been redone and is on the plan. The existing gravel parking area is noted on plan. There will be a total of twenty four parking space including four handicap spaces. They need twenty spaces and they have twenty four. There is a level designated drop off area at the door.

Ms. Gosselin addressed staff's concern about the septic load. The septic calculations have been redesigned to include staff, owner and consultants. They need 1,000 gallons a day and they are approved for 1,250 gallons per day. A third party review has been initiated and suggestions have already been received and they are working on them to bring the site into full compliance. They will be installing emergency lighting and exit signs. There will be designated dining areas on both levels and scheduled eating times in thirty minute shifts. They are waiting for final State approval.

W. Peterson stated that the existing septic system is rated for 1,250 gallons a day. Ms. Gosselin stated that is correct. C. Daigle wanted to know if they are eliminating the staff quarters. Ms. Gosselin stated they are eliminating the one downstairs, the one upstairs will remain. C. Daigle wanted to know if the staff quarters was calculated as a dwelling unit as part of the septic design. Ms. Gosselin stated that they added two extra people to the calculation. C. Daigle stated that the staff quarters have to be calculated as a dwelling unit. R. Ball stated that it is usually calculated as 300 gallons a day for a two bedroom unit. Ms. Gosselin stated that if they eliminate the two extra people and add the staff quarters they will be at 1,100 gallons which is still within the limits. She will double check and redo the calculations. P. Harris stated that they will have to meet all State requirements. Ms. Gosselin agreed.

C. Daigle wanted to know if Ms. Gosselin was aware of the Building Official and Fire Chief's concerns about a having a third party review. Ms. Gosselin stated that they are already working with a

third party reviewer and have implemented their suggestions. They will meet all building and fire safety codes. They will be installing exit and emergency lighting that is required for adult day care.

P. Harris stated that the parking requirements have changed. C. Daigle wanted to know if the parking spaces will be paved. Ms. Gosselin stated that they would like to have the parking spaces paved but at this time it is cost prohibitive. She would like to have it done in stages having the paving down in 24-36 months. The Board discussed how it would be easier for clients to get in and out of vehicles if the parking area was paved. They also discussed the fact that there is paving around the building where the clients will be dropped off. P. Harris stated that they can bring the applicant back if problems developed. C. Long stated that the hours of operation are 7:30 to 6:00 and with 60 clients being dropped off and picked up at peak times it could present problems. Ms. Gosselin explained that it is adult day care and clients come and go at different times throughout the day. They are also making arrangements to have a volunteer pick up and drop off clients so there is less traffic. C. Long wanted to know if staff will facilitate all the activities. Ms. Gosselin stated the State requires the facility to have a recreation director. They will occasionally have outside entertainment for short periods of time.

The chairman 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 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:

Conditions to be complied with or secured (as appropriate) prior to plan being signed and decision recorded. No site improvements or approved uses shall commence and no building permit shall be issued until plan is signed and decision recorded.

1. Permits:
 - a. State license.
 - b. Building permits for any applicable interior modifications.
 - c. Confirmation of NH DES water supply Regulations.
2. Approval of building/use plans by Belmont Building Inspector/Fire Department or their approved third party reviewer and State of NH prior to plan signing. Shall comply with all applicable building, fire, health, and life safety codes.
3. Submission of final plans (6 full-sized paper and 1 reduced-sized paper):
 - a. Show previously approved exterior modifications (parking, dumpster)
 - b. Include current proposal (title, use, dates, notes, septic calc incl staff)
 - c. Plans to be stamped by preparer
4. Payment of decision recording fee.
5. Provide all required parking unless waived by Board.
6. All parking to be paved within two years (3/22/12).
7. Compliance hearing shall be held by Board as necessary.

Construction conditions to be complied with once plan has been signed and decision recorded (shall comply with full standards of the Town's Project Security/Construction Process):

8. Construction shall be monitored and certified by a consultant appointed by the Board at the applicant's expense if any.
9. Property owner shall install all required traffic control and fire and life safety facilities and systems required by the Board and/or by other applicable Codes and Regulations.

General conditions to be complied with subsequent to plan being signed and decision recorded:

10. Landscaping shall be maintained, shall be kept in a sightly manner and not allowed to deteriorate.
11. All exterior lighting shall be shielded from abutters and traffic.
12. Permits must be obtained for all signage, and signs for inactive, closed or abandoned uses shall be removed within 30 days.
13. No changes shall be made to the approved plans unless application is made in writing to the Town.
14. The Planning Board shall have the power to modify or amend its approval upon its own motion to do so.
15. Approval is subject to expiration, revocation and changes in the Ordinances.

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

OTHER BUSINESS:

BOARD'S ACTION-MINUTES:

MOTION: On a motion by W. Peterson, seconded by C. Patten, it was voted to approve the minutes of the February 22, 2010, meeting as submitted. (3-0-1) C. Long abstained.

ELECTIONS:

MOTION: C. Patten nominated P. Harris as chairman.

The motion was seconded by C. Long and carried. (3-0-1) P. Harris abstained.

MOTION: C. Patten nominated W. Peterson as vice-chairman.

The motion was seconded by c. Long and carried. (3-0-1) W. Peterson abstained.

STAFF REPORT:

ZONING AMENDMENTS:

The Board signed the certified copy of the Zoning Amendments.

PARKING CALCULATIONS:

C. Daigle explained that she has received a proposal to have a take-out restaurant with no seating. The regulations base the number of parking spaces on seating capacity. She is asking the Board how to calculate the parking for an all take-out facility. The Board discussed having the parking calculated on the anticipated clientele. All parking has to be on site and not in a ROW.

HENRY DIONNE TAX LOT 230-041:

C. Daigle explained that staff has been working with Mr. Dionne and his site has been brought back into compliance. He still has to meet some conditions of his site plan approval. He will be coming back to the Board to amend his approval.

LETTERS:

C. Daigle explained that she has sent out letters to all the excavators about permitting or repermitting their sites. She has heard back from a few of them and they will be coming to the Board in the future.

She has also sent letters to applicants who received approvals but have never started the project or have not completed the inspection process.

A letter has been sent in support of the Plan NH charrette program to discuss plans for the Belmont village area.

JASON DROUIN TAX LOT 212-008:

C. Daigle explained that a condition of Jason Drouin's two lot subdivision on Cotton Hill Road was that the utilities be underground because it was on a designated scenic road. Public Service of NH (PSNH) does not want to put underground power from the road to the brook. They don't want to put lines under the brook because of the difficulty and the cost. PSNH wants to go above ground from the road to the brook then underground to the houses. There is a pole just south and north of the driveway. PSNH wants to run the lines from the pole across the road to the lot then to the brook. By doing this they would be cutting fewer trees and be less disruptive to the scenic road. They will be going from the lowest existing pole. Mr. Drouin is asking for a waiver for underground utilities to the brook. P. Harris stated that PSNH knows what they are doing and the Board should trust in their decision. W. Peterson stated that they will be cutting fewer trees which is more in line with what the abutters wanted. This is a small subdivision so it is not like they are putting in poles up and down the scenic road.

MOTION: C. Patten moved to allow above ground utilities to the brook to minimize tree cutting.

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

SHOOTERS TAVERN TAX LOT 101-007:

Mr. Michael Rowland stated that a condition of his change of tenant was that he is limited to one performer. On Wednesday he would have one entertainer but on Thursday, Friday and Saturday he

would like to have two or three. He has hired two or three staff to keep people off road. He has reviewed the Fire Chief's requirements and will meet them. C. Daigle explained that they are working on resolving the parking issue by buying the property to increase the parking area. Mr. Rowland is asking the Board to take a temporary measure to allow him to have the additional entertainers that he has lined up. Mr. Rowland was anticipating getting site plan approval tonight but the application won't be heard until next month. He will accommodate any police and fire requirements. The Board discussed having Mr. Rowland notify the police department about their entertainment line up. Mr. Rowland stated that he has hired a professional security team that is known to the Belmont Police Department.

MOTION: C. Long moved to allow Shooters Tavern to continue with the current performance schedule until he receives site plan approval next month.

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

MEMBERSHIP:

Mr. Douglas Sanborn stated that he has talked to Reggie Caldwell about becoming an alternate member on the Planning Board. He is here tonight to observe what the Planning Board does and to find out what their purpose is. P. Harris stated that the Board's purpose is to preserve the quality of life in Belmont, to allow buildout at a pleasant pace, to allow property owners freedom and quality of life. The Board promotes business while maintaining public health and safety.

Mr. Douglas explained that he runs a small business in Gilford and is looking into buying a storage facility in Belmont. He wants to get involved in the town and wants to understand how things work.

C Patten stated that the Board is looking for new members with new views. Mr. Sanborn wanted to know what an alternate does. P. Harris stated that they come to the meetings and can participate in the discussions but cannot vote unless there is a short Board and they are stepped up to a voting member for that night. Attending the meetings is part of the learning process. If they have any questions or need assistance they can contact the Land Use staff.

ADJOURNMENT:

MOTION: On a motion by C. Patten, seconded by W. Peterson, it was voted unanimously to adjourn at 9:06 p.m. (4-0)

Respectfully submitted,

Elaine M Murphy
Administrative Assistant