

PLANNING BOARD

Monday, November 10, 2008
Belmont Corner Meeting House
Belmont, New Hampshire

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

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

PUBLIC HEARING CAPITAL IMPROVEMENT PROGRAM (CIP) 2009-2014:

P. Harris explained that they have had two meetings prior to this public hearing. Annually the department heads submit their request to the CIP Committee who gather and organize all the information and requests and send it on to the Board of Selectmen and the Budget Committee who then develop the budget for the voters for approval.

Ms. Donna Cilley wanted to know where in the process the pumper truck is. She had read that the Fire Department is purchasing a new fire truck. W. Peterson explained that this is the first time the Planning Board is acting as the CIP Committee. Usually they appoint a subcommittee. The Board's stance is to compile the information and pass it on. They gather the information from the department heads and compile that information in one place and will vote on sending that information on to the Board of Selectmen and the Budget Committee. R. Ball explained that the Planning Board forwards the information on to the Board of Selectmen and the Budget Committee. Ms. Cilley stated that at last year's Town Meeting she remembers combining a rescue truck and a pumper truck so they would not need a new truck. R. Caldwell stated that he didn't support it then and does not now. P. Harris stated that at the last meeting 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 previously stated that they bought a used ladder last year not the new dual purpose truck. Town Administrator, Ms. Jeanne Beaudin stated that last year the Budget Committee supported the used truck but not a new one.

P. Harris wanted to clarify the SB2 procedure and how the fire truck funds would be addressed. Ms. Beaudin explained that if the Budget Committee supports it then the warrant goes forward with the note

that the Board of Selectmen does not support it. If the Budget Committee doesn't support it then it does not go forward unless by petition.

Ms. Cilley wanted to know why there is only \$50,000 in the CIP for Municipal Facilities. She feels that there should be more money put aside each year so when they go to the voters in the future they will have a sizeable amount of money and not have to ask for a large sum as they will have been budgeting for it for a number of years making the project more feasible. Ms. Beaudin agreed but stated that the voters have rejected the facility projects in the past and in today's economy the Board of Selectmen only supports \$50,000. Ms. Cilley stated that they need to get a commitment from the Budget Committee that every year they will put aside a certain amount of money for facility projects. That is what fiscal management is

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

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 W. Peterson, seconded by C. Long, it was voted to approve the minutes of the October 27, 2008, meeting as submitted. (5-0-1) R. Davis abstained.

STAFF REPORT:

ZONE CHANGE:

R. Ball explained that the Land Use Office received a letter from Mr. Ken Ellis about rezoning tax lot 230-113-001 from commercial to rural. He explained that much of the parcel is beyond the Tioga River and cannot be developed commercially. While reviewing the letter staff noticed a few other lots in the area that it would make sense to change the zone from commercial to rural because they do not have frontage on Rte 106. R. Ball proposed that tax lots 230-113-01 and 230-111 be rezoned in their entirety and lots 229-087 & 237-023 be partially rezoned. The Board discussed rezoning the lots and directed staff to notify the owners of the subject parcels to get their input before making a decision. R. Ball stated that if the Board did not propose the zoning changes then Mr. Ellis can do it by petition for his lot.

REALTY RESOURCE TAX LOT 204-023:

R. Ball explained that Realty Resources was asking to have a construction trailer on site to use as a sale office but changed their mind and now would like to use one of the units as a sales office. Would the Board consider this a minor change? Realty Resources has met all the building codes requirements to get an occupancy permit. It was the consensus of the Board that as long as the unit is complete and has an occupancy permit then it can be used as a sales office.

ADJOURNMENT:

MOTION: On a motion by W. Peterson, seconded by R. Caldwell, it was voted unanimously to

adjourn at 7:31p.m. (6-0)

Respectfully submitted,

Elaine M Murphy
Administrative Assistant