

PLANNING BOARD

Monday, February 27, 2006
Belmont Corner Meeting House
Belmont, New Hampshire

Members Present: Chairman P. Harris; G. Flack, J. Marden and R. Caldwell.
Members Absent: J. Pike, C. Patten and W. Peterson.
Alternates Present: C. Shibles.
Alternates Absent: C. Gilbert.
Staff: C. Daigle and E. Murphy.

The chairman opened the meeting at 7:04p.m. and appointed C. Shibles as a voting member for tonight's meeting.

BOARD'S ACTION-MINUTES:

J. Marden stated that he would like to amend the second paragraph on page 7 of the minutes of January 30, 2006 to read "J. Marden asked if someone built a house out back would it be possible to do a boundary line adjustment from another road. What if they demolished the existing buildings and put an access road down to the lot."

No action was taken on the minutes.

STAFF REPORT:

BELMONT TRACK RE LLC TAX LOT 246-001:

C. Daigle stated that Scott Beliveau has contacted her about having another sport event at Lakes Region Greyhound Park on March 19th. Mr. Beliveau will put the proposal in writing and submit it to the Land Use Office.

REALTY RESOURCES TAX LOT 204-023:

C. Daigle explained that she has been contacted by Realty Resources and they are ready to proceed with the Economic Impact Study. Mr. Russ Thibeault is a way for a month and they want to get started now and would like to hire another company to do the study. She explained to Realty Resources that it was a condition of approval that AER does the study and if they want to change contractors then they would have to go back to the Board at a noticed meeting. She has not heard from then since. The Board stated that by having Mr. Thibeault do the study it would be consistent and use the same methodology as the prior studies. The Board discussed that they are very pleased with the work Mr. Thibeault has done for them.

BBE REALTY TAX LOT 238-004:

C. Daigle stated that BBE Realty is questioning why the engineering review is taking so long. She explained that R. Ball has been going over the documents from the engineering reviews and doesn't feel Mr. Lang has been overly critical. The needed corrections are forwarded to Mr. Tom Selling who needs to make adjustments. Mr. Nix claims that the information is not forwarded in a timely manner. There was one instance that plans were not forwarded to Mr. Lang because they were dated just prior to receipt of comments from Mr. Lang and the Board's conditions of. We were waiting until the plan with the corrections was submitted. She will respond to Mr. Nix with information from the review record. She continues to work with the applicant on getting a construction engineer on Board and reviewing other conditions of approval.

OEP:

C. Daigle stated that the Office of Energy and Planning has put out a planning book which the Board will receive when they come in.

OTHER BUSINESS:**DURRELL MOUNTAIN ROAD L.L.C TAX LOT 214-012 & 214-009:**

P Harris informed the Board that the Zoning Board of Adjustment upheld the Planning Board's decision that frontage equal access.

CODE ENFORCEMENT UPDATE:

J. Marden wanted an update on code enforcement issues. He wanted to know if anything has been done about the yard on Bean Hill Road that is full of junk. C. Daigle explained that these are code enforcement issues not Planning Board issues so she is not up to date on what enforcement is being taken. She does know that a letter was written to the property owner on Bean Hill Road. Mr. Fendley and Mr. Alexander are going through the process to bring their site into compliance. They have been to the Zoning Board and will be coming before the Planning Board. The Mr. Vincent Trepanier case will be going to court.

PLANNING PROJECTS:

J. Marden stated that he would like the Board to work on updating the Earth Excavation Ordinance. He wanted to know if there are any new extraction fees. C. Daigle stated that they would only apply to new pits because if a pit is grandfather to begin with they are grandfathered to excavate the whole lot. J. Marden stated he has concerns about reclamation plans not being done. He wanted to know how deep they can dig. C. Daigle stated it depends on the water table. They are required to have reclamation plans.

Another project that J. Marden would like to consider is revisiting the zoning maps and possibly changing some of the zones. P. Harris stated that they started to look at that when they did the overlay maps.

BROX DBA SUNSET ROCK TAX LOT 235-038 & 235-039:

C. Daigle explained that the Brox plan is being reviewed by Jim Tarr. Mr. Tarr has done a second review and Brox may decide to ask for some waivers of the required information. C. Daigle explained that any use that includes material on site that are possible contaminants must be reviewed very carefully.

HARKER PROPERTY TAX LOT 234-004:

J. Marden wanted to thank the Board of Selectmen for supporting the Conservation Commission on purchasing the Harker property for a conservation piece

NONPUBLIC SESSION 91 A:3II (A):

MOTION: On a motion by R. Caldwell seconded by P. Harris it was voted to go into non-public session to discuss employee compensation (NH RSA 91-A:3II(a))

The Board went into nonpublic session. Roll call was taken. P. Harris, G. Flack, J. Marden, R. Caldwell and C. Shibles were present.

The Board discussed C. Daigle's contract.

MOTION: J. Marden moved to come out of nonpublic session. The motion was seconded by G. Flack (5-0).

Roll call was taken. P. Harris, G. Flack, J. Marden, R. Caldwell and C. Shibles. No action was taken during nonpublic session.

ADJOURNMENT:

MOTION: On a motion by G. Flack, seconded by J. Marden, it was voted unanimously to adjourn at 8:07p.m. (5-0)

Respectfully submitted,

Elaine M Murphy
Administrative Assistant