

PLANNING BOARD

Monday, March 13, 2006
Belmont Corner Meeting House
Belmont, New Hampshire

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

The chairman opened the meeting at 7:00 p.m.

BOARD'S ACTION-MINUTES:

MOTION: On a motion by J. Marden, seconded by C. Patten, it was voted to approve the minutes of the January 30, 2006, meeting as submitted. (6-0-1) G. Flack abstained

MOTION: On a motion by G. Flack, seconded by R. Caldwell, it was voted to approve the minutes of the February 27, 2006, meeting as submitted. (4-0-3) J. Pike, W. Peterson and C. Patten abstained.

BUSINESS DIRECTIONAL SIGN – METROCAST CABLEVISION TAX LOT 205-057:

J. Pike recused himself from this application as he is a member of NEM the owners of the property.

Mr. Jerry Grossman and Ms. Christine Guyer presented the application.

Mr. Grossman explained that originally they went to the Zoning Board of Adjustment for a variance and they were denied and told to apply for a business directional sign. The reason they are applying is because customers cannot find them and drive through McGreevy's parking lot trying to get to them. There is an existing sign there but the directional sign will be much shorter. The sign will be two sided with the standard Metrocast symbol and an arrow. The sign will not be lighted.

W. Peterson wanted to know if there has been an accounting of all on-site freestanding signs. C. Daigle stated G. Boisvert has done that. J. Marden wanted to know how many other businesses are in the area and if they would all come in for a directional sign. C. Daigle explained that the regulations state how many signs can be on a pole and on site. The only other business in the area that has no frontage on Rte 106 is Briarcrest.

P. Harris wanted to know if there are any State standards that need to be met because it is on a State highway. C. Daigle stated that the sign is designed to meet the same specifications as State signs. It is just a different color and the sign is on private property.

J. Marden wanted to know if customers can't find the road or the building. Ms. Guyer stated that the Board received a letter from Mr. David McGreevey stating that customers come into his showroom asking where MetroCast is. J. Pike stated that they have them go out the back lot through the gates because it is safer than going back out on Rte 106. W. Peterson stated that it is a different road setup and having the directional sign would create a safer situation.

MOTION: J. Marden moved that the permit 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.

1. Permits expire every 9/1 and must be renewed annually by business owner.
2. Sign and construction to meet all other applicable minimum standards.
3. The existing on-site advertising sign use is abandoned, to be replaced by this directional sign.
4. A current accounting of all on-site freestanding signs to be submitted.

The motion was seconded by G. Flack and carried. (6-0-1) J. Pike abstained.

STAFF REPORT:

A. HANDBOOKS:

The Board received *The Planning Board in New Hampshire A Handbook for Local Officials* prepared by NH Office of Energy and Planning.

B. SAVING SPECIAL PLACES:

C. Daigle handed out pamphlets for the workshop on Saving Special Places put on by NH OEP.

C. RALLY CROSS TAX LOT 246-001:

The Board received copies of the schedule of events for the rally cross that takes place on March 18th at the Belmont Track.

D. JOHN DAIGLE TAX LOT 102-009-001:

The chairman signed the subdivision and site plan for Mr. John Daigle.

E. BBE REALTY TAX LOT 238-004:

C. Daigle explained that Mr. Gagne will be retaining the common area in the subdivision. A condition of approval was that all the trails be shown on the plan and Mr. Gagne would like to know if it would be considered a minor change if they were not shown on the plan. Mr. Gagne stated that they are not sanctioned trails and he will not be marketing them as open to the public.

J. Marden wanted to know if Mr. Gagne has a stewardship plan for the association. C. Daigle stated that he doesn't have one yet.

MOTION: J. Marden moved that it is a minimum change to the plan.

The motion was seconded by W. Peterson and carried. (7-0)

F. NONPUBLIC SESSION 91 A:3II (A):

The Board went into non public session at 7:34 and roll call was taken: R. Caldwell, W. Peterson, P. Harris, J. Pike, C. Patten, G. Flack and J. Marden.

The Board discussed with the Planner the terms of her contract effective 4-01-06.

The Board came out of non public session at 8:21 and roll call was taken: R. Caldwell, W. Peterson, P. Harris, J. Pike, C. Patten, G. Flack and J. Marden. No action was taken in non public session.

MOTION: W. Peterson moved to have C. Daigle draft her contract based on the discussion in non public session.

The motion was seconded by R. Caldwell and carried. (7-0)

ADJOURNMENT:

MOTION: On a motion by C. Patten, seconded by G. Flack, it was voted unanimously to adjourn at 8:24 p.m. (7-0)

Respectfully submitted,

Elaine M Murphy
Administrative Assistant