

PLANNING BOARD

Monday, March 28, 2005
Belmont Corner Meeting House
Belmont, New Hampshire

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

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

PLAN SUBMISSION MEETING AND PUBLIC HEARING – BROADWAY STEEL LLC: Continuation of a request to amend conditions of previous Site Plan approval to modify parking lot and allow outside storage. Property is located at 19 Field Land, Tax Lot 245-006 in the “I” Zone. PB # 0205.

BOARD'S ACTION – BROADWAY STEEL LLC:

MOTION: J. Marden moved to table the application until the April 25, 2005, as the applicant did not submit his additional information by the closing date.

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

OTHER BUSINESS:

A. PRELIMINARY CONCEPTUAL CONSULTATION –PHIL HARKER:

Mr. Phil Harker explained that he owns tax lot 234-004. It is a 167 acre lot located on the edge of town on Rte 140 in the industrial zone over the aquifer. 99% of it is in the flood zone and 75% of is jurisdictional wetlands. 43 acres are uplands. It is a challenging lot with some frontage on Rte 140. He has a State approved driveway permit. He tried to develop it as an industrial lot like other lots in the area but has not received favorable feedback. He is looking to utilize the lot in two phases. The first phase concept would focus on outdoor recreation and would need a special exception because outdoor recreation is only allowed in the industrial zone by special exception. His plans are to utilize the existing trails for OHRV including snowmobiles. This would be attractive to families and young and middle age adults. The trails have been approved by the State as multi use trails. These activities are occurring on the land already along with a lot of hunting, horseback riding and hiking. This proposal will increase the tax base in Phase 2. Phase 2 is upland and is where the development will take place. The property is conservation friendly with large buffers around the property. The north and west sides are all wetlands

and the east side has a 100' tree buffer. There is a 1000' between any activity and the nearest residence. The property will maintaining its rural character. There is a small opening for access to the property and will remain looking like a forest. A few jobs will be created including jobs for teenagers. There will be no structural development on the 160 acres over the aquifer. Most of the activities will be taking place on weekends.

J. Marden stated that OHVR and hunting is occurring on the property now. Is Mr. Harker planning to eliminate them or is it going to be included in the plans. Mr. Harker stated that he doesn't want bullets in the area with people. The western border has the Tioga River, which is attractive to duck hunters and he doesn't think it is a big risk. He will work with the town to enforce whatever safety guidelines are necessary. J. Marden stated that they are just looking at a parking area for loading and unloading. Mr. Harker stated that there would be no paving in phase 1 and little in phase 2 because of run off. P. Harris stated that his concern would be with the number of recreation vehicles starting up and gasoline contamination. Mr. Harker stated that DES would address those concerns. The laws have changed so they favor snowmobiles more. He received approval for the trails from DES in 2002 and uses Best Management Practices on site. R. Ball wanted to know about the DES forestry violations on site. Mr. Harker stated that they are not related to trails. DES has approved the trails. R. Ball stated that they just approve wetlands crossings not trails. Mr. Harker stated that he allowed someone to push stumps into jurisdictional wetlands and is working on bringing the site into compliance. P. Harris wanted to know if they planned any future events or contests. Mr. Harker stated that they are. That is the primary way to generate business. They will take place on weekends but not every weekend.

B. PRELIMINARY CONCEPTUAL CONSULTATION – COUNTRY MEADOWS DEVELOPMENT COMPANY:

Mr. Tim Jordan, Mr. Dennis Prescott and Mr. Dean Clark presented the application.

Mr. Jordan explained that the property is located off Brown Hill Road on Grimstone Acres. A 48 lot subdivision was proposed in 1986 and two cul de sacs were developed. The lot is between 76 and 78 acres. They are proposing a cluster subdivision and plan to create a loop or extend the road for two cul de sacs. The lots will be between 1 & 1.5 acres with on site wells and septic. The rear of the property will be preserved as open space. The existing trails will remain. They are aware of the requirement that open space has to be 50% buildable but they haven't done the calculation yet. They are anticipating having around 25 lots.

P. Harris wanted the applicant aware that waivers are hard to come by and hopes they plan to follow the regulations closely and apply for the least amount of waivers. Mr. Prescott stated that he can work within the regulations. He feels that cluster development is better for everyone. He wanted to know if the town wants possession of the open space or should an association own it? J. Marden stated that the town would look at the property to determine its value, how it is laid out, if there is access, how it connects to other open space and if there are wildlife habitats on the property. The Conservation Commission takes those issues into consideration before accepting open space. The open space does not have to go to the town it can be owned by an association. Mr. Prescott stated that he thinks that people

in a development would probably prefer it to be owned by an association rather than the town. The Board explained that it is Mr. Prescott's decision on how the open space ownership is transferred.

Mr. Jordan stated that there will be a 50' buffer along the pond and they may have 50' buffer around the entire property. P. Harris wanted to know what time frame they are looking at before it comes before the Board. Mr. Jordan stated that he would like to have it submitted within 60-90 days. J. Marden wanted to know what the price range would be for the houses. Mr. Prescott stated they would be for middle income families between \$200,000 & \$250,000 maybe some around \$275,000. He usually develops the land and has someone else build the houses. P. Harris stated that Best Management Practices need to be followed. Mr. Jordan stated that they would be followed and they may have a gathering space with picnic tables as part of the open space.

BOARD'S ACTION-MINUTES:

MOTION: On a motion by J. Marden, seconded by G. Flack, it was voted to approve the minutes of the March 14, 2005, meeting with the following corrections:

Page 6 first paragraph last line should read: J. Marden stated that we can make the developers build the roads up to town standards but we don't have to take them over.

Page 6 last paragraph last line should read: C. Daigle recommended the Board of Selectmen arrange for a joint meeting and Mr. McLelland agreed to make the arrangements on behalf of the Board.

Carried (4-0)

STAFF REPORT:

A. CUL DE SAC:

R. Ball stated that staff has talked to Fire Chief Siegel and Deputy Fire Chief Davis about the length of cul de sacs. The fire department is more concerned that there not be more than a 1000' between water access than the length of the cul de sac. Their concern is the amount of hose that would need to be laid out to suppress a fire. J. Marden stated that increasing the length of a cul de sac is opening things up for more development. R. Ball stated they talked to the fire department for safety reasons only and they had no concerns.

B. PLANNING PROJECTS:

J. Marden stated at the joint meeting there was talk about forming a Visionary Committee but now that is not going to happen. How long should they wait to do a housing study? Should it be done before or after development comes in. If it done before to determine growth then those growth figures will not be included in the study.

J. Marden stated that there has been concern that the Planning Board and the Conservation Commission are not communicating and he feels that the communication between both Boards has been good. He would like to see the agendas sent to the School Board so they are aware of all of the development taking place in Belmont.

P. Harris stated that a lot of work went into the Master Plan and it has to be followed until studies show that it needs to be changed and those changes adopted. J. Marden agreed and stated that LRPC has done a draft economic development chapter. G. Flack stated that the Master Plan needs to be used as a guideline and not a bible. They need to work within its means. R. Ball stated that he emailed Mr. Watterson and Mr. McLelland the State law that requires the Master Plan be followed. G. Flack stated that you need to work within its means.

Mr. David Morse stated that he had attended a Board of Selectmen's meeting and he is worried that the housing study is being taken out of the Planning Board's hands. The Planning Board already had discussion on doing a housing study and now the Board of Selectmen are in charge of it. He feels this is the Planning Board's jurisdiction. G. Flack stated that the Board of Selectmen can have the housing study done but the Planning Board will be the ones to interpret it. He stated that he feels that the Planning Board is doing a good job.

C. AGENDAS:

J. Marden stated that he noticed that Conceptual Consultations are not listed in the paper and he feels they should be so that the public is kept informed. R. Ball stated that they should inform as many people as possible. The Board discussed the fact that the conceptual consultations are not opened for public discussion but the public can come and listen to the concept. P. Harris wanted to know what would happen if someone came to the conceptual consultation and after hearing the preliminary design decided that they have no concerns with the proposal and then that proposal changes when a formal application is filed. The person may not come to the second meeting because he thinks it is the same as the preliminary meeting.

MOTION: J. Marden moved to post Preliminary Conceptual Consultations in the newspaper.

The motion was seconded by G. Flack and carried. (4-0)

ADJOURNMENT:

MOTION: On a motion by G. Flack, seconded by C. Patten, it was voted unanimously to adjourn at 8:06 p.m. (4-0)

Respectfully submitted,

Elaine M Murphy
Administrative Assistant