

PLANNING BOARD

Monday, April 11, 2005
Belmont Corner Meeting House
Belmont, New Hampshire

Present: Chairman P. Harris, Vice-chairman J. Pike, Members W. Peterson, G. Flack, C. Patten, Ex-Officio R. Caldwell; Alternates C. Shibles; Staff C. Daigle & R. Ball.
Absent: Member J. Marden, Alternate C. Gilbert.

The chairman opened the meeting at 7 p.m. and appointed C. Shibles as a voting member.

Minutes:

J. Pike reviewed the minutes as to his comments regarding economic growth. He expressed his continued support of economic growth and felt the minutes adequately reflected his comments at the meeting.

MOTION: On a motion by W. Peterson, seconded by J. Pike, it was voted unanimously to approve the minutes of 3/21/05 as written. (6-0-1 P. Harris abstained)

MOTION: On a motion by C. Patten, seconded by G. Flack, it was voted unanimously to approve the minutes of 3/28/05 as written. (3-0-4 J. Pike, W. Peterson, R. Caldwell & C. Shibles abstained)

Municipal Water – Rte 3:

The members discussed the extension of municipal water in the Rte 3 corridor. The Selectmen have hired Underwood Engineering to evaluate the status/options. There is no apparent public health issue with the current water source. Upcoming corridor development includes Chesapeake, Winni Bridge, Sun Lake, Mark Young, PLH, Lakes Region Campground and Trellis Realty. If development occurs prior to the installation, the Board may have to consider temporary COs. The Board noted it is imperative that the extension happen as quickly as possible to support upcoming development initiatives.

Municipal water would allow better commercial development, increase property values and lower insurance and individual water production/testing costs.

BBE Realty non-suit:

BBE Realty has dropped its suit against the Town in regards to the one-year Interim Growth Management Ordinance. The formal notice of non-suit has been received. The cost of attorney fees to the Town was \$7,800.

In-Law Density:

The Board discussed the issue of density as it relates to in-law apartments. Although Article 5, Table 2 requires a minimum acreage per dwelling unit, an in-law apartment is defined as one or more rooms within a single-family dwelling. In-law apartments require a special exception from the ZBA in the RS Zone, require certification of septic, are limited to one per lot and require a restrictive covenant be filed in the Belknap County Registry of Deeds. The Board reviewed the intent of the use and determined that for the purposes of calculating density alone, in-law apartments would not be considered an additional dwelling unit.

Membership:

C. Gilbert has had a change in family and business needs, which will impact his attendance. The Board discussed the experience and knowledge that Chris brings to the Board and asked that he consider staying with the Board at this time. There is also still an alternate's position open at this time.

Non-Public Session:

MOTION: On a motion by G. Flack, seconded by R. Caldwell, it was voted unanimously by roll call vote to enter into non-public session in accordance with RSA 91-A:3.II(e) to discuss a matter in litigation at 7:50p.m. (7-0)

MOTION: On a motion by G. Flack, seconded by R. Caldwell, it was voted unanimously to exit non-public session at 7:57p.m. (7-0)

The chairman announced that no action was taken while in non-public session.

MOTION: On a motion by W. Peterson, seconded by C. Patten, it was voted unanimously to seal the minutes of the non-public session until the litigation has been adjudicated or otherwise settled. (7-0)

Planning Projects:

W. Peterson suggested the Board initiate a town-wide survey to gain direction from the community. Such a survey is the responsibility of the Board. There should be a serious attempt to do a survey. There is no other evident opportunity to gain input from such a large segment of the community. The information is necessary for the Board to progress towards meeting the needs of the community.

J. Pike noted the Selectmen have offered to organize and fund the Housing Report which is a second important means of gathering necessary information. That will allow the Planning Board to work with a consultant on a community survey. The Board would like the survey to have the best return possible, include Internet use if possible, and include questions that focus on the issues currently being discussed in the community. The questions should be carefully worded and unbiased to achieve the greatest success possible in understanding the direction the community wants to take on these issues. The members would like to work quickly to start the process with a consultant.

Shaker Regional:

Mr. Cozort was in attendance at the meeting. J. Pike asked about the school's projections. Mr. Cozort noted they had also wanted an unbiased projection and went outside for their consultant. Although those projections call for a decline in enrollment, that seems almost counterintuitive to what you see happening within the community. Time will tell. They are certainly hoping the report is correct, or that student population will at least stay steady, even if it does not decline. He said the Planning Board should not be discouraged by the results of the ballot vote. They were difficult issues.

Adjournment:

MOTION: On a motion by R. Caldwell, seconded by W. Peterson, it was voted unanimously to adjourn at 8:34p.m. (6-0)

Respectfully submitted,

Candace L. Daigle