

## PLANNING BOARD

Monday, June 13, 2005  
Belmont Corner Meeting House  
Belmont, New Hampshire

Members Present: Chairman P. Harris; G. Flack and J. Marden.  
Members Absent: J. Pike, R. Caldwell, C. Patten and W. Peterson.  
Alternates Absent: C. Gilbert and C. Shibles.  
Staff: C. Daigle, R. Ball and E. Murphy.  
Board of Selectmen: B. Watterson and R. Cormier.  
Staff: Town Administrator D. McLelland and Administrative Assessor J. Beaudin.

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

### **SIDEWALK PROJECTS DISCUSSION:**

P. Harris explained that in 2002 the Planning Board approved a multi-family development on Concord Street. The development has contributed their fair share to have sidewalks installed down Concord Street to Memorial Drive. Tonight's meeting is a progress update on the sidewalk design. The current schedule for construction is 2007.

Mr. Bill Stack explained that he started the project in 2003 and the design is 60% completed. He met with town officials at that time to determine the location of the sidewalk. The sidewalk is currently designed on the westerly side of Concord Street because there would be less impact to abutters, better drainage and for safety reasons. He explained that Concord Street is an old road and he had to determine where the ROW is. The sidewalk will be in the ROW but easements may be needed for drainage. It will run from Memorial Drive down Concord Street to Sandy Ledge. The curbing will not run the entire length of the sidewalk because of the cost. He will talk to Bob Bennett, Public Works Director, about the sloping and grading material. They will need slope easements where the road narrows. The utilities run along the easterly side of Concord Street and would create design problems having to go around the poles. The steep slopes on the east side of the street are safety issues. Having the sidewalks on the west side of Concord Street would allow cars time to slow down before pedestrians cross the road. The crosswalk area would be at Memorial Drive. They will need to move the road over a little near Rte 106 to accommodate the sidewalk. Catch basins will be added along the side of road to improve drainage.

B. Watterson wanted to know if they would need any easements. Mr. Stack explained that the sidewalks are in the ROW but they would still need slope easements. B. Watterson wanted to know if they are looking at 2007 as a starting date. C. Daigle stated that the 2007 schedule is based on funding. Mr. Stack stated that improvements to the Rte 106 intersection are also planned. NH DOT will participate in the cost of that

improvement paying 2/3 of the cost.

J. Marden stated that years ago there was talk about having a sidewalk to the post office. G. Flack stated that the post office is far enough that people prefer to get into a car and drive than walk there. J. Marden wanted to know what the cost of the sidewalk project would be. Mr. Stack stated that it is estimated at \$100,000 but it does not include the drainage and curbing. That may add another \$35,000.

P. Harris wanted to know if they have abutters' approval. C. Daigle stated that the easement approval can be built into the ROW when they hold the public hearing for input. B. Watterson wanted to know if the Public Works Department was doing the sidewalk project or is it going out to bid. Mr. Stack suggested that they go out to bid for the best proposal. B. Watterson had concerns about the drainage on Concord Street. B. Bennett stated they are waiting on the Cherrette drainage easement. R. Ball stated that he is working on getting that easement. B. Watterson wanted to know if they are short on funds. C. Daigle stated that they are anticipating receiving \$20,000 in 2006. Additional funds are available in the capital reserve account if they chose to do that. B. Watterson stated that it would be good if it could be done next year. R. Ball stated that they are working on the drainage across the Cherrette's property. They will be installing a catch basin in that area. The drainage work will be in done in fall. C. Daigle stated that the money held in escrow is good to 2009.

B. Watterson stated that they need to do the sidewalks as quick as possible. C. Daigle explained that this is a Board of Selectmen's decision and is their project. The Planning Board only collects the funds. J. Marden wanted to know if it is something that could be put forward for the transportation funds. C. Daigle stated that they could make application for funding. R. Ball stated that the funding is looking at the 2009 funding. B. Watterson stated that they are hoping to get second funding for the BRATT and they shouldn't go after the same funding for a separate project.

The Boards discussed having a public hearing to get abutters input. A tentative date is scheduled for July 11<sup>th</sup> at 7. PM.

P. Harris stated that there is also money earmarked for the sidewalks on Church Street. The CIP preliminary estimate is \$80,000 scheduled for 2008. J. Marden wanted to know if the school has earmarked any money towards the Church Street sidewalks. The sidewalks were a concern when the school was built. C. Daigle stated that she doesn't know if the school has earmarked any money but the sidewalk is only going up to the emergency entrance and not down Seavey Road.

P. Harris stated that there have been discussions about sidewalks on Rte 140 through the village. C. Daigle stated that \$10,000 is earmarked for that project but the State has that project on hold for now.

The Boards discussed the CIP meetings and the need to have them in a timely manner. R. Cormier stated that they should consider raising the cost of requests that warrant being on the CIP list. The department heads will receive a letter requesting them to prioritize their list to get them ready for the budget session.

#### **STAFF REPORT:**

**A. DROUIN BUILDERS TAX LOT 224-031:**

The chairman signed the Drouin subdivision plan on Farrarville Road.

**B. ALTERNATE MEMBER:**

C. Daigle explained that she has received a letter from Mr. James Dwyer who is interested in becoming an alternate member on the Planning Board. The Board directed C. Daigle to arrange for an interview between the Board and Mr. Dwyer. They requested that Mr. Dwyer put together some background information on the Boards that he has been affiliated with.

**C. FEE SCHEDULES:**

J. Marden put together a draft fee schedule for building permits and land use fees. He used information he gathered from surrounding towns and LRPC. He would like the Board to consider the fees and forward them to the Board of Selectmen. C. Daigle stated that she has shown G. Boisvert the building fees and he will get back to the Board next month with his recommendations. C. Daigle explained that they have been receiving a lot of design review applications and would like to have the Board consider charging a fee for design reviews. She recommends \$50 plus abutter fees. These applications are time consuming for the staff to prepare and review. They require more staff time at meetings and doing minutes. There also is a charge to notice the design review in newspaper. C. Daigle stated that she would do another draft fee schedule and present it at the next meeting.

**D. HOUSING STUDY:**

The Board discussed that affordable housing is not the only type of development contributing to students' enrollment in schools. Single family homes are also major factors. They discussed having an economic impact statement done for single family housing and multi family projects. There also is a need for a traffic study done for some of these projects.

**ADJOURNMENT:**

The chairman closed the meeting at 8:31p.m.

Respectfully submitted,

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Elaine M Murphy  
Administrative Assistant