

## PLANNING BOARD

Monday, July 25, 2005  
Belmont Corner Meeting House  
Belmont, New Hampshire

Members Present: Chairman P. Harris; J. Pike, G. Flack, C. Patten, J. Marden, W. Peterson (7:25) and R. Caldwell.  
Alternates Present: C. Shibles.  
Alternates Absent: C. Gilbert.  
Staff: C. Daigle, R. Ball and E. Murphy.

The chairman opened the meeting at 7:00 p.m. and appointed C. Shibles as a voting member for tonight's meeting. The chairman informed the public that they had four applications that have asked to be tabled until the August 22, 2005 meeting. Those applicants were William Perrier Rev. Trust, Realty Resources Chartered, Durrell Mountain Road LLC and BBE Realty LLC.

**DESIGN REVIEW PLAN DISCUSSION – AMILY MANAGEMENT LLC:** Discussion for a 24 lot cluster subdivision. Property is located on Wild Acres Road & Grimstone Drive, Tax Lot 229-024, in the "R" Zone. PB 2205

Mr. Dean Clark and Mr. Dennis Prescott presented the design review.

Mr. Clark explained that in the 1970's this parcel was approved for 79 lots. The wetland mapping has been done and they are working on the soils mapping. The wildlife assessment report is done. The original Grimstone Drive subdivision had two cul de sacs. They are looking at a 23 lot cluster subdivision. The edges around the property will remain open space. The snowmobile trail will remain and will be accessible to the public. The proposal is for a 23 lot subdivision with a retention pond on lot 4. The roadway will be built to town specs with 8' gravel shoulders. They would like to retain the rural setting and are not proposing sidewalks but will have them if the Board deems them necessary. The drainage runs through the center of the property to the Tioga River. They are not planning on creating any recreation space in the green area. Mr. Prescott stated that the snowmobile and walking trails that are currently in place will remain open. The open space will remain a field. The ownership of the open space and roads will be by an association. There will be a bus stop at the end of Grimstone Drive and mail deliveries will be to the individual houses. The utilities will be underground.

P. Harris wanted to know if the project could meet all subdivision regulations without asking for waivers.

Mr. Prescott stated that they could. P. Harris stated that providing a park in the open space would be good for a recreational area for children to play without being in the street. He also would like a 4' paved section for people to

walk along the roadway.

Mr. Clark stated that their engineer will design the street lights. They do not want too many street lights because it is not in keeping with the rural character.

J. Marden wanted to know about the shared driveway on lots 8 & 9. Mr. Clark stated that it is to minimize the wetland crossings. J. Pike wanted to make sure that it wasn't on the shared boundary line. Mr. Clark stated that it wasn't. The Board also wanted to know about the shared driveway between lots 16 & 17. Mr. Prescott stated it was because of the slopes and grades.

J. Marden wanted to know what kind of homes they would be. Mr. Prescott stated that they are 3 and 4 bedroom units that may be either stick built or modular homes but no manufactured units. They will be average family homes. Mr. Clark stated that they are contributing \$8,000 to the Economic Development Study.

J. Pike had concerns about the fire safety codes being met. Mr. Prescott stated that he has talked to the Fire Chief and they will meet all the codes. J. Pike also wanted to know if the utilities would be underground. Mr. Preston stated that they plan to be above ground in the ROW and underground on the lots. The subdivisions on both sides are above ground.

Mrs. Becky Powell, 37 Grimstone Drive, stated that she has concerns about the bus stop. Mr. Prescott stated that he has talked to the bus company and they will continue to pick children up at the end of Grimstone Drive. Mrs. Powell stated that she had talked to the bus company over the past few years and the turn around is a safety issue. She feels that having the children walk out to the corner of Brown Hill Road and Grimstone Drive is too far. Mr. Prescott stated that it is the bus company who makes that decision. J. Marden stated that this is a school issue and it is his understanding that kindergarteners are supposed to have someone with them at a bus stop. Mrs. Powell stated that the turn around is a big safety issue and with 23 more houses with children having to walk to the bus stop there are safety concerns. Mr. Prescott stated that he has no problems or concerns with the bus going through the development for pick ups.

W. Peterson entered the meeting at 7:25 and joined the six other voting members.

Mr. Jonathan Powell wanted to know who is responsible to maintain Wild Acres Road and Grimstone Drive. Five years ago a logger came in and the road got chopped up. With 23 new houses being built, who will fix the road? P. Harris stated that is the Board of Selectmen and Public Works jurisdiction to determine if they will accept the new roads. Mr. Powell wanted to thank Mr. Prescott for leaving the snowmobile trails.

Mr. Richard Silvestri, 49 Wild Acres Road, wanted to know who will belong to the association that will own the road and open space. Will it be just the 23 new home owners or everyone that is part of the original development? Mr. Prescott stated that it will be just the 23 new home owners.

Mr. Prescott stated that the land is in current use and it will be a benefit to the town when it comes out. J. Marden explained that when land comes out of current use the penalty money goes into the Conservation Commission fund and can't be used for road up grades.

**PLAN SUBMISSION MEETING AND PUBLIC HEARING – LOREN & DORRIS BLAIR:** Request for subdivision approval to subdivide one lot into three. Property is located at 93 Bean Hill Road, Tax Lot 218-127 in the “RS” Zone. PB #1005

Mr. Bryan Bailey and Mr. & Mrs. Blair presented the application.

Mr. Bailey explained that the property is located on Bean Hill Road with two existing homes on 72 acres. The property has been surveyed to determine the placement of the proposed property line between the two dwellings because it does not meet the 25’ setback. They have received ZBA approval to allow 22’ to the property line for both buildings. The remaining lot will be 68 acres. All the lots have frontage and the new lot on the westerly side has no wetlands and has excellent sight distance. The driveway can go anywhere on the lot because of the sight distance. They may need a cross easement for the existing driveway. There is an alternate driveway site for the other lot that has good visibility. There is a third driveway to the west of the middle house that is the primary access for lot 127-002. The easterly driveway will be the main driveway and the one in between will cease to exist.

Mr. Bailey addressed the waiver request for additional soils information, topo lines, traffic report, future development study, fire protection and wildlife habitat study by explaining that this is a minor application and staff supports the request. J. Pike had concerns about the fire protection waiver. Mr. Bailey explained that any new construction will have to meet all fire and life safety codes.

Mr. Eugene Mazzei, 117 Bean Hill Road, wanted to know where the driveway is going to be moved. Mr. Bailey stated that it will be 120’ east of the house. Mr. Mazzei stated that he has no objections. J. Pike wanted to know if there is a time frame for putting in the new driveway and deactivating the old one. C. Daigle explained that it could be a condition of approval. Mr. Blair stated that he doesn’t want to eliminate the driveway just not use it as a primary access. He has a two car garage there where he wants to work on his cars. Without the driveway he would lose use of his garage. J. Pike stated that if they don’t extinguish the use of the driveway then they would have three driveways instead of two. Mr. Bailey stated that the existing driveway is in a bad location because of sight distance. Mr. Blair stated that he would be using the east driveway and would maintain the cross easement and if it is abandoned the easement would extinguish itself. He is not offering to extinguish it at this time. The joint driveway use would be extinguished and be for the sole use of his garage. It is not for primary use but secondary use only. Strict the use of the driveway would be prohibited by the other lot. The Board was concerned about parking and access. Mr. Blair explained that the existing cape house has 6 to 8 spaces and the other driveway would be the primary access. Mr. Bailey stated that the middle lot has no need to use that driveway. P. Harris stated that it is a safety issue with four driveways for three lots. They would be impacting the road with 2 new driveways. Mr. Blair stated that the lot goes with the house and when the extra lot sells the new owner can decide what they want to do. He has no intention of putting in another driveway in at this time. The new lot sight distance would not impact the road because it is the straight section of road. J. Pike stated it is a busy road and they want to correct a dangerous situation if both houses have other accesses. He is in favor of closing the driveway. Mr. Blair stated that it would be minimal use of the driveway. W. Peterson wanted to know if there have been any accidents at this location. Mr. Blair stated there have been none at that location. He could cut the maple tree down and keep the brush cut for sight distance. P. Harris

stated that it is a safety issue. Mr. Mazzei wanted to know if Mr. Blair could drive around the house to access the garage. Mr. Blair stated that he couldn't because of the slopes and an existing wall in that area. R. Caldwell wanted to know what the sight distance is for that driveway. Mr. Blair stated it is between 85' to 100' in one direction and 65' the other way. Mr. Blair stated that he will abandon the shared driveway.

**BOARD'S ACTION – LOREN & DORRIS BLAIR:**

**MOTION:** J. Marden moved to grant the following waivers

- a. Additional Soils information.
- b. Extend topo lines 100' off site.
- c. Traffic report.
- d. Future Development Study.
- e. Fire protection.
- f. Wildlife habitat study.

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

**MOTION:** C. Patten moved that the application be accepted as complete for the purposes of proceeding with consideration and making an informed decision. However, additional information shall be requested as necessary and must be submitted to complete review and act on the application. Action on this proposal shall occur by September 28, 2005 subject to extension or waiver.

The motion was seconded by J. Pike and carried. (7-0)

Mr. Bailey stated that the significant issue is the driveway and Mr. Blair has offered to abandon the shared driveway. J. Pike stated that he only sees one well on the plan. Mr. Blair stated that one well services both lots and when one lot is sold they will install separate wells. Mr. Bailey stated that the 68 acre lot has plenty of area to put it.

P. Harris wanted to know if the utilities would be underground. Mr. Bailey stated that they all have aerial and no new poles are necessary. The new owners could make the decision on utilities.

The chairman asked if anyone in the audience had any questions or comments. There being none, he closed the public hearing.

**MOTION:** J. Pike moved that the application 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:

Conditions to be complied with or secured (as appropriate) prior to plan being signed and decision recorded.  
No site improvements or approved uses shall commence and no building permit shall be issued until plan is signed and decision recorded.

1. Plan (2 mylars, 6 paper copies, recording fee):
  - a. Correct sheet 3 to add "Rural" to zone note.
  - b. Submit one plan showing existing Current Land Use/Not in Current Land Use areas/categories.
  - c. Change note #4 on Sheet 2 to indicate that variance has been granted (or move separate variance note on this page to this location).
  - d. On sheet 2, correct new variance note to lot 218/124 to 218/127
  - e. On sheet 3, correct overstrike sentence under Plan Certification.
  - f. Utilities for lot 127-1 will be underground.
  - g. All proposed driveways accessing onto paved road to have paved aprons.
2. Closure of existing shared driveway.
3. Note on plan that a new well will be provided on site for lot 127 when either lot 127 or 127-002 is first sold.
4. Compliance hearing shall be held by Board as necessary.

General conditions to be complied with subsequent to plan being signed and decision recorded:

5. No changes shall be made to the approved plans unless application is made in writing to the Town.
6. Approval is subject to expiration, revocation and changes in the Ordinances.

The motion was seconded by C. Patten and carried. (7-0)

**DESIGN REVIEW PLAN DISCUSSION – JOHNGIS REALTY LLC:** Discussion for a 47 lot cluster subdivision. Property is located on Province Road, Tax Lot 215-007, in the "R" Zone. PB # 2005

J. Pike recused himself from this application as he is an abutter..

Mr. Peter Holden and Mr. David Johnston presented the design review.

Mr. Holden explained that the proposal is for a 47 lot cluster subdivision on 147 acres on Province Road and Middle Route. The Tioga River runs through the lot. They have met with the Conservation Commission about donating the open space to the town and the Commission is interested in pursuing it. There is 550' of road frontage on Province Road and they plan to build a 900' cul de sac road with an in and out access to the property. They will be separated by an undisturbed green space between the entrance and exit. The bus stop will be at the beginning of the lot and mailboxes will be on the individual lots. There will be no formal recreational uses. More than ½ of the open space is buildable. The street lighting will be included in a deed restriction that each home owner has a standardized carriage light at the driveway to keep the rural character. In lieu of sidewalks they are proposing a 4' wide paved strip area along the road for walking or biking. This would eliminate curbing and drainage problems. They have arranged to have the Economic Impact Study done. He wanted to know what a Wildlife study consists of. C. Daigle explained that they have examples from other projects available. Mr. Johnston wanted to know if the wildlife study is needed on the land that they are donating to the town.

J. Marden stated that access is needed for the open area and building on lots 29 & 30 could block the access. Mr. Holden stated that there is no access to the snowmobile trail from the neighborhood but they can travel the snowmobile trail that goes through the property.

The Board wanted to know if the Public Works Director had any concerns with the in and out driveway being separated by the grass area. Mr. Holden stated that it was not an issue.

Mr. Johnston stated that the houses will be a minimum of 1800 square feet and will be sprinkled as recommended by the fire department.

J. Pike stated that all the trees have been cut and the wildlife has had to relocate. He also cautioned Mr. Johnston that people using the snowmobile trails sometimes cross people's property trying to get access to the main trail.

Mr. Don Grant, Hoadley Road, wanted to know where the 150' entrance to the development is. Mr. Holden used the plan to show the entrance from Province Road and explained that there would be little impact on Hoadley Road because of the green area. It is about 1500' from Hoadley Road.

J. Marden stated that a widened area on the side of the road is an alternative to having sidewalks. R. Caldwell agreed, stating it is a lot easier to maintain. J. Marden stated that donating the open space to the town is good but stated the need for a recreational area for activities is needed for kids to put together hockey or baseball games so they are not playing in the street. W. Peterson suggested creating two open spaces, one belonging to the association and one to the town. P. Harris wanted to know what the build out time would be. Mr. Johnston stated that it would take quite a while, maybe 6-8 years, and be done in phases.

J. Pike rejoined the board.

**PLAN SUBMISSION MEETING AND PUBLIC HEARING – WILLIAM PERRIER REV. TRUST:**

Request for subdivision approval to subdivide one lot into two. Property is located at 155 Gilmanon Road, Tax Lot 121-113 in the "R" Zone. PB # 2405

**BOARD'S ACTION – WILLIAM PERRIER REV. TRUST:**

**MOTION:** C. Patten moved to Table the application until August 22, 2005 at the request of the applicant.

The motion was seconded by J. Pike and carried. (7-0)

**PLAN SUBMISSION MEETING – SUN LAKE VILLAGE:** Request for subdivision approval to create a 26 lot cluster subdivision. Property is located at 631 State Route 3, Tax Lot 101-001 in the "C" Zone. PB # 1405

Mr. Bill Stack and Atty. Phillip Brouillard presented the application.

Atty. Brouillard explained that he has received a Special Exception from the ZBA to allow a residential

use in commercial zoning. He currently is applying to the State to lease water frontage for dock slips. When the water line is extended it would allow for hydrant at the street plus two additional hydrants in the development. The fire department has approved the road names. He agrees with staff on the need for an independent review of road construction and stormwater management. He doesn't think an Economic Impact Study is necessary because Mr. Russ Thibeault, Applied Economic Research, has already told the town that they need this high end type of housing. This development will provide \$12,000,000 to \$15,000,000 assessed value to the town. The homes would probably be second homes with no school children because the price is geared towards retired empty nesters. The economic impact will benefit the town because many services will not be needed. The road will be private and maintained by the Association and they will provide their own garbage pick up. They will tie into the town water if it is available. He will be giving the town a permanent rails to trail easement.

J. Marden wanted to know about the docks because the town has adopted the Shoreland Standards. Atty. Brouillard stated that he doesn't own the land. He is asking to lease it from the State. C. Daigle stated that he will have to comply with the Shoreland Standards if he does anything to the land abutting the docks. J. Marden wanted to know if there would a launch area. Atty. Brouillard stated that it is just pole docks that will come out of the water in the off season.

J. Marden wanted to know in the event that children stay year round where the bus stop would be. Atty. Brouillard stated that there would be a bus stop and mailbox shelter. C. Patten wanted to know if it is going to be a gated community. Atty. Brouillard stated that it would not be.

P. Harris wanted to know what they would do if the water is not extended down Rte 3. Atty. Brouillard stated that he is designing a proposal for the water but backed off until a decision on the water is reached. He knows it is his burden to provide water.

J. Pike wanted to know what the gap is between lots one and two. Atty. Brouillard stated that it a walk area to get to the common area.

Mr. Ray Carbone, Daily Sun, wanted to know the size of the project and the build out time. Atty. Brouillard stated that it is 31 acres with 22,000 to 39,000 square feet per lot. He plans on building 6 units per year with the built out time of 4 years.

The chairman asked if anyone in the audience had any questions or comments. There being none, he closed the public hearing.

C. Daigle stated that the Economic Development Study is recommended because of the size and type of development. It would be valuable to the Board to compare to other types of proposed development. They have nothing to base the impact to the town on because they have nothing in the inventory to use as a comparison. J. Pike wanted to know if Atty. Brouillard was asking for a waiver for Economic Impact Study. C. Daigle explained that it is staff's recommendation and is not a requirement. A formal waiver is not necessary. The Board discussed the

fact that they have required the other proposed developments do the study and they treat all applicants the same. J. Marden wanted to know how many bedrooms they would have. Atty. Brouillard stated there would be three or four bedroom homes. The soil scientist has stated that there are no wetlands on the site. He reiterated the fact that Mr. Thibeault stated that Belmont needs more upscale developments. He feels that it is an unnecessary expense because it is already on record that Belmont needs this type development. This a private development with private amenities requiring few services from the town.

It was the consensus of the Board that an Economic Impact Study be done.

**BOARD'S ACTION – SUN LAKE VILLAGE**

**MOTION:** C. Patten moved that the application be accepted as complete for the purposes of proceeding with consideration and making an informed decision. However, additional information shall be requested as necessary and must be submitted to complete review and act on the application. Action on this proposal shall occur by September 28, 2005 subject to extension or waiver.

The motion was seconded by G. Flack and carried. (7-0)

**PLAN SUBMISSION MEETING – REALTY RESOURCES CHARTERED:** Request for site plan approval

to construct a 32 unit multi-family development. Property is located on Province Road, Tax Lot 204-023 in the "RM" Zone. PB #2305

**BOARD'S ACTION – REALTY RESOURCES CHARTERED:**

**MOTION:** J. Marden moved to table the application until August 22, 2005 at the request of the applicant.

The motion was seconded by C. Patten and carried. (7-0)

**PLAN SUBMISSION MEETING AND PUBLIC HEARING – MMSTV ASSOCIATES:** Request for site plan approval to construct a 2,916sf addition for office space. Property is located at 4 Higgins Drive, Tax Lot 241-009 in the "I" Zone. PB # 2105

Mr. Steve Smith presented the application.

Mr. Smith explained that the proposal is to expand an existing building. The industrial building is currently occupied by All Metal and Johnson Supplies. They need to expand the office space to two floors. There are 45 existing parking spaces and they will add 11 more spaces plus the 4 that haven't been built. They will be adding trees along the road. The treatment swale will not be disturbed. They are proposing two handicap ramps. There will be wall pack lighting. Currently they have 10 lights and plan to add one more. The Quality Assurance Plan will be corrected.

P. Harris wanted to know if the fire department had any concerns about getting around the building. Mr.

Smith wasn't aware of any concerns.

The chairman asked if anyone in the audience had any questions or comments. There being none, he closed the public hearing

**BOARD'S ACTION – MMSTV ASSOCIATES:**

**MOTION:** J. Marden moved that the application be accepted as complete for the purposes of proceeding with consideration and making an informed decision. However, additional information shall be requested as necessary and must be submitted to complete review and act on the application. Action on this proposal shall occur by 09/28/05 subject to extension or waiver.

The motion was seconded by C. Patten and carried. (7-0)

**MOTION:** W. Peterson moved that the application 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:

Conditions to be complied with or secured (as appropriate) prior to plan being signed and decision recorded. No site improvements or approved uses shall commence and no building permit shall be issued until plan is signed and decision recorded.

1. Submission of building plans, approved by Building Inspector & Fire Department prior to plan signing. Shall comply with all applicable building, fire, health, and life safety codes.
2. Submission of final plans:
  - a. Correct side setback to 15'.
  - b. Install 3 handicapped parking spaces.
  - c. Indicate existing/proposed site lighting.
3. Payment of decision recording fee.
4. Changes to Quality Assurance Program
 

Sect. 1C	Board may require escrow to cover approved engineer.
Sect. 2G	Replace CEO with Rick Ball, Land Use Tech (LUT) Add David McLelland, Water Department
Sect. 3B2	Replace CEO with LUT
Sect. 4B2	Replace Water and Sewer Supt with Sewer Supt and Water Department Replace CEO with LUT
Sect. 5B2	Replace Water and Sewer Supt with Water Department Replace CEO with LUT
Sect. 6A	Remove temporary erosion control measures when stabilized Permanent vegetation established Such other operations and frequencies found necessary by the Town
5. Applicant shall sign and follow Inspection Schedule prepared by Planning staff.
6. Compliance hearing shall be held by Board as necessary.

Construction conditions to be complied with once plan has been signed and decision recorded:

7. Construction shall be monitored and certified by a consultant appointed by the Board at the applicant's expense if any.
8. Property owner shall install all required traffic control and fire and life safety facilities and systems required by the Board and/or by other applicable Codes and Regulations.
9. As-built plans required prior to occupancy/use.

General conditions to be complied with subsequent to plan being signed and decision recorded:

10. Landscaping shall be maintained, shall be kept in a sightly manner and not allowed to deteriorate.
11. All exterior lighting shall be shielded from abutters and traffic.
12. Permits must be obtained for all signage, and signs for inactive, closed or abandoned uses shall be removed within 30 days.
13. No changes shall be made to the approved plans unless application is made in writing to the Town.
14. The Planning Board shall have the power to modify or amend its approval upon its own motion to do so.
15. Approval is subject to expiration, revocation and changes in the Ordinances.

The motion was seconded by J. Pike and carried. (7-0)

**PUBLIC HEARING – DURRELL MOUNTAIN ROAD L.L.C:** Continuation of a request for a Boundary Line Adjustment approval. Properties are located on Durrell Mountain Road & Rogers Road, Tax Lots 214-012 & 214-009 in the “R” Zone. PB # 0905

**BOARD'S ACTION – DURRELL MOUNTAIN ROAD L.L.C:**

**MOTION:** J. Marden moved to table the application until August 22, 2005 for input from Counsel.

The motion was seconded by G. Flack and carried. (7-0)

**PUBLIC HEARING – BBE REALTY, LLC:** Continuation of a request for open space Subdivision approval to subdivide one lot into 38 lots. Property is located off Sargent Lake Road, Tax Lot 238-004 in the “R & RS” Zones. PB # 0705

**BOARD'S ACTION – BBE REALTY, LLC:**

**MOTION:** J. Marden moved to table the application until August 22, 2005 at the request of the applicant and awaiting additional required information.

The motion was seconded by C. Shibles and carried. (7-0)

**DESIGN REVIEW PLAN DISCUSSION – ROBERT REED:** Discussion to construct a 7 unit multi-family development. Property is located on 69 Shaker Road, Tax Lot 242-002 & 003, in the “V” Zone. PB # 2505

Mr. Bryan Bailey and Mr. Robert Reed presented the design review.

Mr. Bailey explained that there are two separate tracts of land, tax lots 242-002 & 242-003. The back lot located in the village zone has little or no frontage on Shaker Road and will be merged with the front lot. Water and sewer is already available in the area and they would have to tap into the services. The proposal is for 2 buildings, one with 4 units and one with 3 units. There will be a garage for the tenants; the two extra garages would be used by Mr. Reed for housing maintenance equipment for one site use. There is significant embankment around the perimeter as a result of an old gravel pit. There is a gravel pit access road to the Parent Brothers Pit. The amenities will be on the back side of the property and the yard area graded off. Any runoff would go to the gravel pit and percolate back into the ground. There will be no runoff from the site. They will use the entrance and widen it to 24’ for two way access to the site. Parking will be in front of the building and between the garages. There will also be one parking space in the garage for each tenant. There is no turnaround for emergency vehicles but there is adequate room in front of the building and they can back up when completed. There will be firewalls to the roof that meet all codes.

Ms Malvina Cherrette wanted to know if they are asking to use the same road the pit is using. Mr. Bailey stated that they are not going near it. Ms. Cherrette stated that it would be unsafe for tenants to use the road and she has no problems with the buildings.

P. Harris wanted to know if the pit has been brought up to reclamation standards. Mr. Bailey stated not as a new pit. It has not been reclaimed. J. Pike wanted to know about a landscaping plan. Mr. Bailey stated that it would be regraded, loamed and seeded with shrubbery in front. P. Harris wanted to know if it would meet all the requirements without asking for waivers. Mr. Bailey stated that it would.

J. Marden wanted to know if it would be age restricted rentals. Mr. Reed stated that he looked into it but decided that it would be open rentals. P. Harris wanted to know about sidewalks and pedestrian ways. Mr. Bailey stated that they would widen the driveway 4’ on one side for access out to the mailboxes and bus stop. The mailboxes would be out at the street. Mrs. Cherrette wanted to know about parking. Mr. Reed stated that there would be two spaces in front of the building for each unit and seven more for boats and trailers as well as the garage parking and storage. C. Daigle wanted to know if the garages would be for tenant only and not storage rentals or business. Mr. Reed stated that they are for tenant use only and if he doesn’t use the two extra units for himself for on site use another tenant may use it. P. Harris wanted to make Mr. Reed aware that the property is over the aquifer. Mr. Reed stated he was aware of that. J. Marden wanted to know how many units would be handicap accessible or visitable. Mr. Reed stated that none will be handicap accessible but all will be handicap visitable.

W. Peterson stated that a fence along the hill and embankment would be a good idea for the safety of children. Mr. Reed stated that the area has never been cleared and is just grown vegetation and it shouldn’t be an issue.

J. Marden wanted to know about the separation in the driveway and maintenance. Mr. Reed explained that

he will be maintaining the driveway and plans to pave the driveway and put in a turn around. Ms. King stated that she has maintained the driveway for 12 years and is concerned about the buildings and garages surrounding her property and the increase in traffic. The Board discussed leaving the driveway as it is now and putting in another driveway somewhere else. C. Daigle suggested that the plans be looked at by the Fire Department as there is no turn around in the driveway.

C. Daigle stated that the pit has to meet the reclamation standards. Mr. Bailey wanted to know how they do that when it is not all on the applicant's property. C. Daigle stated that it has to meet the State's reclamation standards.

Ms. Cherrette wanted to know if the buildings would have cellars. Mr. Bailey stated that they would be on slabs.

### **OTHER BUSINESS:**

### **BOARD'S ACTION-MINUTES:**

**MOTION:** On a motion by J. Marden, seconded by J. Pike, it was voted to approve the minutes of the July 11, 2005, meeting as submitted. (7-0)

### **STAFF REPORT:**

#### **A. FEE SCHEDULE:**

C. Daigle stated that the Board received a copy of a proposed fee schedule at their request and the schedule is based on surrounding area fees, recommendations from the Building Official, the time it takes to process permits and J. Marden's suggestions. J. Pike agreed with the proposed fee schedule. J. Marden questioned the .03 on decks larger than 100sf and the demolition fee. C. Daigle stated that it is based on area fees. Demolition permits still have to go through the same procedure as other permits and need to be inspected to make sure that the structure has been removed. J. Marden wanted to know about the Earth Excavation Site Plan fee. C. Daigle stated those fees are set by the State.

**MOTION:** J. Marden moved to send the proposed schedule to the Board of Selectmen for their consideration.

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

#### **B. WORK SESSION:**

C. Daigle reminded the Board that the Fire Chief will be attending the August 8<sup>th</sup> worksession to talk about what they require for new construction.

#### **C. ROUTE 140 & 106:**

C. Daigle explained that DOT has decided to upgrade the intersection of Rte 140 & Rte 106 to eliminate the stacking of vehicles and reduce the cycle time.

**D. CHESAPEAKE DEVELOPMENT TAX LOT 101-022 & 101-023:**

The chairman signed the site plan for Chesapeake Development.

**E. BOARD OF SELECTMEN:**

C. Daigle stated that she has sent the Board of Selectmen a list of the projects that are coming before the Planning Board to keep them updated.

**F. ECONOMIC IMPACT STUDY:**

C. Daigle explained that Mr. Russ Thibeault is doing the impact study for Amily, BBE, Johngis, and Sun Lake. The traffic study being done by Mr. Steve Pernaw will be available for the September meeting.

**G. NON PUBLIC SEESION:**

**MOTION:** J. Marden moved to go into non-public session according to RSA 91-A:2(I)c at 10:30 to review correspondence from counsel.

The motion was seconded by J. Pike and carried. (7-0)

Roll call was taken and those present were: R. Caldwell, W. Peterson, P. Harris, J. Pike, C. Patten, G. Flack, C. Shibles and J. Marden.

**MOTION:** G. Flack moved to come out of non-public session at 10:40.

The motion was seconded by J. Pike and carried. (7-0)

No action was taken while in non-public session.

**ADJOURNMENT:**

**MOTION:** On a motion by C. Patten, seconded by G. Flack, it was voted unanimously to adjourn at 10:41 p.m. (7-0)

Respectfully submitted,

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Elaine M Murphy  
Administrative Assistant