



PLANNING BOARD BELMONT, NH

Wednesday, March 13, 2019
Belmont Corner Meeting House
Belmont, New Hampshire

Members Present: Chairman Peter Harris; Vice Chairman Ward Peterson; Members Michael LeClair, Rick Segalini Jr., Kevin Sturgeon and Gary Grant.
Members Absent: Jon Pike Ex-Officio.
Alternates Present: Richard Pickwick.
Staff: Candace Daigle, Rick Ball and Elaine Murphy.

The chairman opened the meeting at 6 p.m. He thanked and congratulated all those who ran for re-election. Their effort will keep this a strong Board.

OTHER BUSINESS:

BOARD'S ACTION-MINUTES:

MOTION: On a motion by M. LeClair, seconded by K. Sturgeon, it was voted to approve the minutes of the February 25, 2019 meeting as submitted. (6-0)

STAFF REPORT:

MAMMOTH ACQUISITION COMPANY LLC FOR NORTHLAND GROUP LLC TAX LOT 201-029-000-000:

C. Daigle explained that Convenient MD would like to request a minor change to their site plan. They would like have the extra parking for Northland on the south end of Northland's building, the upper level parking lot adjacent to those offices. There are currently 9 spaces and they will increase it to 25 spaces. Northland was originally approved for 27 lower spaces and 44 upper spaces (71). Staff calculated that 61 were required and the plan shows 71 spaces. Convenient MD is currently approved to provide Northland with 61 lower spaces and 9 upper spaces (70). Convenient MD new plan is for 27 lower spaces and 25 upper spaces (52). This request is due to Northland's desire to maintain their exterior boat storage. C. Daigle stated that most of the site is low-activity self-storage and the condition of approval will remain that Northland has to provide sufficient spaces for any tenant they propose.

M. LeClair stated it is an improvement to the site.

MOTION: M. LeClair moved the proposed off-site improvement to expand the number of Northland Group LLC parking spaces from 9 to 25 on the south side of the Northland building on remaining lot 201-029-000-000 is approved as a minor change to the Site Plan granted to Mammoth Acquisition Co for Tax lot 201-029-001-000 on February 25, 2019, and to the Site Plan granted to Northland Group LLC for Tax lot 201-029-000-000 on April 24, 2017.

The Board acknowledges that 35 spaces on the original Northland lot were lost through the recently approved subdivision of Mammoth Acquisition. The related Mammoth Site Plan approved on the same date proposed to create 33 spaces on the north side of the Northland building in place of the exterior boat storage.

This change adds 16 spaces on the south side of the building and eliminates the proposed 33 spaces north of the building, which will revert to the original exterior boat use.

Due to the significantly low number of spaces required by the primary Northland self-storage use, the Board accepts a total of 52 designated spaces for the Northland property. However, as stated in condition 3.d on the originally approved Northland Site Plan, all sufficient facilities, including parking shall be provided for any new, additional or change of tenancies applied for in the future. This may preempt other exterior uses approved for this site.

The motion was seconded by R. Segalini and carried. (6-0)

TRASH LADY NH LLC TAX LOT 235-043-000-000:

R. Ball stated that Bestway has paved the front of the lot this year and in the future plans to pave alongside the building. They plan to put a catch basin in and pipe everything into the treatment pond. They plan to do the paving in phases. R. Segalini stated they plan to pave over all the dirt eventually.

C. Daigle explained that Bestway also has submitted a building permit for a lean-to on an existing 14' x 30' concrete pad behind the transfer station. The Board discussed that the impervious surface is already there.

It was the consensus of the Board that these are both minor changes that can be handled at staff level through a building permit.

MEMBERSHIP:

The Board signed the appointment certificate for Richard Pickwick as an alternate member of the Planning Board.

BUSINESS LISTING:

C. Daigle explained that 275 letters have been sent to business owners in Belmont to update the Business List. The Business List stated in 1999 and is updated periodically. Included in the mailing were customer surveys. Of the 275 letters sent only 11 had bad addresses or the business have moved. We have received back a number of business listing responses including updates, new businesses and customer surveys. She stated that customer surveys are helpful especially if comments are provided as they help staff to improve our customer service.

NON-PUBLIC SESSION 91-A:3II (B).

MOTION: At 6:17 p.m. W. Peterson moved to enter into non-public session per 91-A:3II (b).

The motion was seconded by P. Harris and carried. (6-0)

Roll Call was taken. Ward Peterson, Peter Harris, Michael LeClair, Rick Segalini, Kevin Sturgeon, Gary Grant and all in favor. Also present were Richard Pickwick, Elaine Murphy, Rick Ball Candace Daigle and Planner position candidate.

BEGIN NON-PUBLIC SESSION

END NON-PUBLIC SESSION

The Board returned to public session at 7:53 pm.

MOTION: On a motion by M. LeClair, seconded by R. Segalini, it was voted unanimously by roll call vote to seal the minutes of the non-public session as divulgence of the discussion would affect the reputation of a person other than a member of this board. The minutes will remain sealed until such time as the Board acts to find that the aforesaid circumstances no longer apply (6-0).

Roll Call was taken. Ward Peterson, Peter Harris, Michael LeClair, Rick Segalini, Kevin Sturgeon and Gary Grant all in favor.

ADJOURNMENT:

MOTION: On a motion by M. LeClair, seconded by G. Grant, it was voted unanimously to adjourn at 7:55p.m. (6-0)

Respectfully submitted,

Elaine M Murphy
Administrative Assistant