



PLANNING BOARD BELMONT, NH

Monday, October 26, 2015
Belmont Corner Meeting House
Belmont, New Hampshire

Members Present: Chairman Peter Harris; Ward Peterson, Claude Patten, Jon Pike Ex-Officio, Michael LeClair and Steven Paquin.
Members Absent: Rick Segalini Jr.
Staff: Candace Daigle, Rick Ball and Elaine Murphy.

The chairman opened the meeting at 7 p.m.

PUBLIC HEARING: CAPITAL IMPROVEMENT PROGRAM:

P. Harris stated that the CIP process has come a long way in the past years. The CIP is a guide for the municipal budget process, an advisory document only. Once adopted the CIP is provided to the Board of Selectmen and Budget Committee for their use in developing the actual budget that will be presented to the voters at the annual town meeting.

Library Trustee, Ms. Mary Charnley, stated that the initial research on the repairs to the library have been done and they are in line with their CIP request. They hope to start the repairs within the next month.

C. Daigle stated that there are no changes to the CIP as noticed.

MOTION: M. LeClair moved to adopt the 2016-2021 Capital Improvements Program Schedules dated October 15, 2015 and to forward the schedules to the Board of Selectmen and Budget Committee for their consideration during the upcoming budget season.

The motion was seconded by W. Peterson and carried. (6-0)

PLAN SUBMISSION MEETING AND PUBLIC HEARING – PARENT SAND & GRAVEL INC.:

Continuation of a request for earth excavation and site plan approval to relocate access and create access and scale-house to service excavation, adjust current excavation plan, and reclaim existing excavation. Property is located on Wareing and Shaker Roads, Tax Lots 245-016, 245-017, 242-004, 242-005, 242-008 and 242-010 in the “R & V” Zones. PB #1915P.

BOARD'S ACTION – PARENT SAND & GRAVEL INC:

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 in a timely manner to complete review and act on the application. The Board shall act on this proposal by 12/30/15 subject to extension or waiver.

The motion was seconded by M. LeClair and carried. (6-0)

The chairman explained that in order to provide timely notice, provide opportunities for input and consider the interests of other municipalities, the Board shall act to determine if the development has a potential regional impact as defined by RSA 36:55. Impacts may include, but are not limited to: relative size or number of dwelling units as compared with existing stock; proximity to the borders of a neighboring community; transportation networks; anticipated emissions such as light, noise, smoke, odors, or particles; proximity to aquifers or surface waters which transcend municipal boundaries; shared facilities such as schools and solid waste disposal facilities.

MOTION: M. LeClair moved that the proposal does not have a potential regional impact.

The motion was seconded by C. Patten and carried. (6-0)

Mr. Jon Rokeh and Mr. Adam Towne presented the application.

Mr. Rokeh explained that Gilmanton Sand and Gravel still owns the property. They are trying to get the truck traffic off Main Street and are working with the Town on upgrading Wareing Road. The truck traffic to the pit would come off Rte106 and use Wareing Road to access the pit. The Shaker Road entrance that was approved last year will be modified, completed, gated and used as a secondary access and for emergency access only. The site plan shows that the reclamation on the 20 acre parcel has not been done.

M. LeClair wanted to know the history of how the Town got involved in the upgrading of Wareing Road. The Board of Selectman (BOS) have been looking into upgrading Wareing Road since Main Street has been redone. They want to reroute the truck traffic off Main Street because it is too narrow for trucks. Mr. Rokeh stated that last year's approval was to upgrade the Shaker Road entrance and scale house. M. LeClair stated that the Wareing Road residents are not happy with the proposed improvements. J. Pike stated they have some truck traffic now. The road will be improved with asphalt and proper drainage. For safety reasons they will be reducing the speed limit on Wareing Road.

Mr. Rokeh addressed tonight's site plan and earth excavation proposal. There is plenty of sight distance in both directions. The wetlands have been delineated, there will be a scale house on site and the main entrance to the pit will be on Wareing Road. Utilities to the scale house will be above ground. There will be a business directory sign at the intersection of Rte 106 and Wareing Road.

M. LeClair wanted to know what the anticipated truck traffic count will be. Mr. Towne stated 8,000

trips a year. The pit is pretty closed down during the winter months.

M. LeClair wanted to know if an Alteration of Terrain permit is needed. J. Pike stated that this pit has been disturbed for a long time so no Alteration of Terrain permit is needed. Mr. Rokeh stated he will get that in writing.

P. Harris wanted to know if the improvements to Wareing Road will be done at the same time as the improvements to the site. Mr. Rokeh stated that they have permission from BOS to use Wareing Road during construction. J. Pike stated they plan to do the improvements to Wareing Road in the spring. M. LeClair wanted to know what 8,000 truck trips is going to do to the new road. J. Pike stated the road is designed by an engineer and will have a great base and the new drainage that will help with maintaining the road. C. Daigle stated that the road will be much better to handle the traffic because it is being built as a truck traffic road. M. LeClair wanted to know what the width of the road will be. R. Ball stated it is the standard 24'. C. Daigle stated it has 12' traffic lanes. W. Peterson wanted to know if it is a scenic road. R. Ball stated it is not.

The chairman opened the public hearing.

Mr. Jason McCarthy wanted to know how wide the road is now. C. Daigle stated she doesn't know. Mr. McCarthy wanted to know why the Town is investing in a single business. M. LeClair stated that the business and road will be a benefit to the whole town. Mr. McCarthy stated that if there already are negotiations between Mr. Nutter and Mr. Towne why don't they use Nutter's entrance off Rte 106. J. Pike stated that those negotiations are no longer going on. He wanted to know how much of the pit is reclaimed now. Mr. Rokeh stated about half of it. M. LeClair stated the road is being improved to take the truck traffic away from Main Street and Shaker Road. The Town spent a lot on the upgrades to Main Street and with the sidewalks there are safety concerns with truck traffic. Wareing Road will be 24' wide. Mr. Towne stated the pit closes at 4:30 pm. M. LeClair stated that most people are at school or work during the day when pit is opened. The BOS are working with the public and will be reducing the speed limit to 25 mph.

Mr. McCarthy stated it is an expense to the Town and will affect the town's tax rate. How will the tax rate be affected for just one business? J. Pike stated this has been planned for two years. Mr. McCarthy wanted to know if the improvements are going all the way to Shaker Road. C. Daigle stated no. Mr. McCarthy wanted to know if the benefit to the Town supercedes the tax impact to the residents. J. Pike stated that it won't impact the tax rate because it comes out of road maintenance fund from the State. This should have happened when they redesigned Main Street. It is cheaper to make the improvements now than in the future when the pits close and the property has a different use. It will be a benefit to everyone. The speed limit is being reduced and truck traffic will be left turns exits only. The new reduced speed limited will be monitored and enforced by the police department. The applicant is expending additional funds to relocate and reconstruct their access to the pit.

Mr. McCarthy stated there has been concern about the High School track running up and down the road. Is there going to be a place for the kids to get out of the road when trucks are using the road? The High School has been using that track route for years. J. Pike stated that the school is closed for 3 months during the time the pit is open. Mr. McCarthy stated there is a lot of traffic from Nutter's pit and they will be

increasing it by 4,000 loads a year. P. Harris stated the purpose of the Board is for the health and safety of the abutters and sometime new businesses make taxes go down. A hardship is passing through the one mile of town with bus stops and children crossing the road between parked vehicles. He wanted to know what the pit build out is. Mr. Rokeh stated the pit has a 25 year permit. Mr. McCarthy stated that everything has to be taken into consideration because there are families on Wareing Road and they don't want any accidents. Even with a 25 mph speed limits trucks will accelerate trying to get up the hill. J. Pike stated if there are any problems then they need to contact the BOS who will address the issues. Mr. McCarthy wanted to know if DES is considering the wetland around there. J. Pike stated that is a State issue.

W. Peterson stated that there may not be enough room for a 4' walking safety lane on the side of road without easements. Town Administrator, Jeanne Beaudin, stated she has already sent out a request for teh engineer to consider a pedestrian strip.

Mrs. Deborah Wareing stated she has the same concern as Mr. McCarthy. It is a beautiful road and she concerned on how quick a large truck can stop. The speed limit is 30MPH now and they don't adhere to it. If two cars are going in opposite directions you have to watch to see who can make it past. She has talked to Mr. Towne and he is willing to pay for extra signage for the road. J. Pike stated that Ms. Beaudin will talk to the police department about monitoring the road. Mr. Towne stated that both him and his partner have children in Belmont High School and they have an interest in the safety of the children using that road for track. He drives by the road everyday and sees what is happening on it. The police are doing their best and drivers are expected to obey the law. J. Pike stated they are trying to reduce through traffic on Main Street before there is a accident with children running out between cars. If the residents on Wareing Road have any issue let the BOS know.

Mr. McCarthy wanted to know when the road project is going to start. J. Beaudin stated the project is going out to bid around the end of January. They anticipated starting as soon as the road bans are lifted and the weather is suitable for construction.

P. Harris had concerns about the restoration plans added to the plans. Mr. Rokeh stated added the pad elevations, the potential retention ponds and tried to level off and do slopes on the outside edges.

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 (precedent) 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. This action is based on a plan or plan set dated 8/12/15 and submitted 10/5/15.
2. Reclamation Security – (shall comply with full standards of the Town's Construction & Security Manual):
 - a. Amount to be set by Town. Security to be in a form approved by the Town. Existing

- pit security to be increased to encompass open areas on this site.
3. Evidence of other agency permits obtained.
 - a. NH DOT review of Wareing/Rte 106 is necessary in conjunction with Town improvements.
 - b. NH DES/septic or Town of Belmont/municipal sewer.
 - c. Belmont curb cut permit.
 4. Submit final plans (7 paper, 1 reduced). Submit one copy for approval prior to submitting all required copies. Add/identify/include note on plan:
 - a. Set/show pins.
 - b. All truck traffic from subject and abutting Parent excavation sites will exit onto Wareing Road towards Rte 106.
 - c. Use of new access permitted prior to Town's upgrades to Wareing Road.
 - d. Shaker Road access limited to emergency vehicles.
 - e. Add caution signs for exiting vehicles to Obey Speed Limit and All Trucks Must Turn Left.
 - f. All hours of operation and other operational details shall be the same as already approved for the adjacent Parent pit operation.
 - g. On lot 245/16 existing stockpiles will be used/removed, area will be sloped and vegetated for reclamation. No new excavation or lowering of existing pit floor elevation will occur.
 5. Planning Board will petition Selectmen to lower speed on Wareing Road to 25MPH, sign Wareing Road for additional caution signs and prohibited through trucking on Wareing Road south of the new access.
 6. Payment of decision recording fee. Check made payable to BCRD for \$16.49.
 7. Applicant shall sign and follow Town's Inspection Schedule.
 8. Conditions precedent shall be completed no later than 10/26/16. Active and Substantial development of the approved improvements shall occur no later than 10/26/17 and improvements shall be substantially completed by 10/26/20 or shall be in accordance with the approved buildout schedule.
 9. Compliance hearing shall be held by Board as necessary.

Construction conditions to be complied with once plan has been signed and decision recorded (shall comply with full standards of the Town's Project Security/Construction Process):

10. Construction shall be monitored and certified by a consultant appointed by the Board at the applicant's expense if any.
11. Access to be gated with Knox lock.
12. Dumpster sized appropriately to contain all refuse, placed on a impervious surface, screened all sides. Lids kept closed at all times except during active use to minimize loss of refuse. Gates kept closed at all times except during pickup.
13. All disturbance of the site to conform to Best Management Practices for the eradication and disposal of invasive vegetative species. See *Best Management Practices for Roadside Invasive Plants, NH DOT* and *New Hampshire Guide to Upland Invasive Species, NH Department of Agriculture, Markets and Food, Plant Industry Division*. Monitor disturbed

- areas for a minimum of 2 years after project completion for reoccurrence of growth.
14. Submission of building plans, approved by Building Inspector and Fire Department; shall comply with all applicable building, fire, health, accessibility and life safety codes.
 15. 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.
 16. Obtain successful milestone observations from Land Use Staff as listed on Land Use Inspection form **and** additionally and separately all required inspections by the Building Official, Fire Department, Public Works Department and NH DOT.
 17. Evidence of other agency conditions achieved.
 18. Occupancy/use of improvements requires submission of 2 paper record (as-built) plans including structures, utilities, roads, drainage and other site improvements.
 19. Aboveground utilities to temporary scale house permitted.

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

20. Approved uses include: Earth Excavation & Reclamation, accessory buildings, utilities and access.
21. Use of new access through Wareing Road re-routes all traffic except emergency access off Shaker Road.
22. Successful annual aquifer inspections required.
23. The property owner shall be responsible to inspect, maintain and make immediate repairs to stormwater management features to assure they function in the manner intended and protect water quality.
24. Maintain vegetation along all non-Nutter/Parent lots.
25. Other debris tracking measures shall be employed as necessary.
26. All representations made by the applicant during the public hearing are incorporated as a condition of this approval.
27. All exterior lighting shall be downcast and shielded from abutters and traffic.
28. Permits must be obtained for all signage, and signs for inactive, closed or abandoned uses shall be removed within 30 days.
29. No changes shall be made to the approved plans unless application is made in writing to the Town.
30. The Planning Board shall have the power to modify or amend its approval upon its own motion to do so.
31. Approval is subject to expiration, revocation and changes in the Ordinances. This conditional approval shall expire on 9/28/16 unless all conditions are met or an extension is applied for and granted in accordance with the Regulations. Notice to the applicant and/or a public hearing are not required for the Board to determine that a conditional approval has expired. Reapplication in the case of an expired conditional approval requires a new application meeting all applicable Regulations.
32. Where there is a conflict within the information submitted by the applicant, the town shall determine the correct information to be applied.
33. Operational conditions of the Town and other agencies shall be met.
34. Compliant business directional sign permitted.

The motion was seconded by S. Paquin and carried. (6-0)

PLAN SUBMISSION MEETING AND PUBLIC HEARING – BRIAN & KIM WATTERSON:

Request for site plan approval for retail sales, Hot Dog Cart. Property is located at 21 Main Street, Tax Lot 237-016 in the “C” Zone. PB #2015P.

P. Harris stated that there are waiver request for this application. Mr. Fred Wheeler did a plan that shows where the professional business is laid out. Mr. Watterson plans shows where the hot dog cart will be and the associated parking.

BOARD'S ACTION – BRIAN & KIM WATTERSON:

MOTION: W. Peterson moved to grant the following waivers:

1. From providing a more Site Plan detail. The applicant has submitted a copy of an earlier formal site plan for the insurance business and a sketch showing where the current hotdog stand is located. It is a minor site plan minimal in nature.
2. Aquifer, Flood Plain, other studies & information. This is a very minor use.

The motion was seconded by M. LeClair and carried. (6-0)

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 in a timely manner to complete review and act on the application. The Board shall act on this proposal by 12/30/15 subject to extension or waiver.

The motion was seconded by J. Pike and carried. (6-0)

The chairman explained that in order to provide timely notice, provide opportunities for input and consider the interests of other municipalities, the Board shall act to determine if the development has a potential regional impact as defined by RSA 36:55. Impacts may include, but are not limited to: relative size or number of dwelling units as compared with existing stock; proximity to the borders of a neighboring community; transportation networks; anticipated emissions such as light, noise, smoke, odors, or particles; proximity to aquifers or surface waters which transcend municipal boundaries; shared facilities such as schools and solid waste disposal facilities.

MOTION: M. LeClair moved that the proposal does not have a potential regional impact.

The motion was seconded by S. Paquin and carried. (6-0)

Mr. Brian Watterson presented the application.

He explained that it is a minor site plan for a hot dog stand operator by his daughter. It will be a year round business opened Friday, Saturday and Sunday. His daughter has food services experience. M. LeClair wanted to know if the State has visited the site. Mr. Watterson stated the State will come out to inspect the site. The wheels will have to remain on the unit to meet the State's regulation. The hours of operation may change in the future depending on business.

S Paquin wanted to know where the dumpster is going to be located. Mr. Watterson stated that he never had dumpster on site and he doesn't want one. Dumpsters bring in rodents and flies. He has been on that site for 16 years and has never violated the town's regulations. M. LeClair wanted to know if Shaker Insurance had a waiver for the dumpster. C. Daigle stated they didn't. M. LeClair stated that the ordinance requires every business to have dumpster. C. Daigle stated given the regulations for food service there is no way to avoid having one. M. LeClair stated that the State's regulations also require it. He stated that there are small dumpsters that have no drains in them. J. Pike stated they have dumpsters that you can move around. M. LeClair noted there are also dumpsters that are designed for food services.

C. Daigle wanted to know what they are going to do about the grease. Mr. Watterson stated he hasn't decided yet. He has gone back and forth about changing out the stand and getting one with more facilities. This is a small business and if they have grease it will be minimal. The only thing that generate grease is the sausages, they will not have french fries. They may sell 7 sausages a day. C. Daigle explained that food service businesses that are on municipal sewer need grease traps. S. Paquin stated they can have a grease receptacle like a 5 gallon jug that gets emptied 2-3 times a week but they have to have a receptacle to empty it into. J. Pike wanted to know how the hot dogs are cooked. Mr. Watterson stated they are steamed. J. Pike stated the bottom receptacle has to be emptied at the end of the day. Mr. Watterson stated that he will talk to Casella Waste to see they will take the grease. C. Daigle stated that the sewer ordinance requires a grease trap. S. Paquin stated there is a grease receptacle in the drain and the hot dog stand has to connect to municipal sewer. Shaker Insurance is no longer in business so they can connect to that system. The State will want to know where the grease is going. C. Daigle stated that they can't use the cart for food service until they meet the sewer requirements. Mr. Watterson stated he will work it out with S. Paquin.

P. Harris wanted to know if they would need bathroom facilities. C. Daigle stated they don't need any, the employees will use the facilities in the main house where the office was located.

P. Harris wanted to know if the Fire Department concerns have been addressed. Mr. Watterson stated that the inside of the cart is 7' x 14' and the Chief wanted 4 fire extinguishers. Their plan is if a fire starts to just vacate the premises. If there is a robbery give them the money. He will provide the extinguishers. He addressed the concerns about traffic backing into the line of people waiting to be served stating parking lots have movements with pedestrians and vehicles moving about. If they get to a point of being busy they will expand the parking lot. They have a lot of space available for additional parking.

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

MOTION: M. LeClair 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 (precedent) 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. Submit final plans (3 paper). Submit one copy for approval prior to submitting all required copies. Add/identify/include note on plan:
 - a. Parking spaces available for this use
 - b. Professional office use is being abandoned.
2. Permits:
 - a. NH DHHS Food Handling permit.
 - b. Town of Belmont Sewer permit/grease receptor or other approved grease disposal method.
3. Payment of decision recording fee. Check to BCRD in the amount of \$16.49.
4. Conditions precedent shall be completed no later than 10/26/16. Active and Substantial development of the approved improvements shall occur no later than 10/26/17 and improvements shall be substantially completed by 10/26/20.
5. Compliance hearing shall be held by Board as necessary.

APPLICANT SHALL TAKE SPECIAL NOTICE: NO USE/WORK MAY COMMENCE UNTIL ALL PRE-CONDITIONS ABOVE HAVE BEEN SATISFIED. CONTACT THE LAND USE OFFICE WITH ANY QUESTIONS. COMMENCING WORK OR USE PRIOR TO TOWN AUTHORIZATION SUBJECTS THIS APPROVAL TO REVOCATION, AND OTHER ENFORCEMENT ACTION AND DAILY FINES.

Construction conditions to be complied with once plan has been signed and decision recorded (shall comply with full standards of the Town's Project Security/Construction Process):

6. 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.

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

7. Maximum number of persons on site involved in business limited to two.
8. Professional office use is abandoned.
9. No accessory platforms or decks are being approved by this action.
10. Shall comply with all applicable sewer, building, fire, health, and life safety codes.
11. No roadside stopping/standing/parking should be allowed due to speed/frequency of traffic entering Main Street from Rte 106.
12. Dumpster sized appropriately to contain all refuse, placed on an impervious surface, screened all sides. Lids kept closed at all times except during active use to minimize loss of refuse. Gates kept closed at all times except during pickup.
13. Approved uses include: Retail Sales - food sales from hot dog cart.

14. All representations made by the applicant during the public hearing are incorporated as a condition of this approval.
15. Landscaping shall be maintained, shall be kept in a sightly manner and not allowed to deteriorate.
16. All exterior lighting shall be downcast and shielded from abutters and traffic.
17. Permits must be obtained for all signage, and signs for inactive, closed or abandoned uses shall be removed within 30 days.
18. No changes shall be made to the approved plans unless application is made in writing to the Town.
19. The Planning Board shall have the power to modify or amend its approval upon its own motion to do so.
20. Approval is subject to expiration, revocation and changes in the Ordinances. This conditional approval shall expire on 10/26/16 unless all conditions are met or an extension is applied for and granted in accordance with the Regulations. Notice to the applicant and/or a public hearing are not required for the Board to determine that a conditional approval has expired. Reapplication in the case of an expired conditional approval requires a new application meeting all applicable Regulations.
21. Where there is a conflict within the information submitted by the applicant, the town shall determine the correct information to be applied.
22. Operational conditions of the Town and other agencies shall be met.

The motion was seconded by S. Paquin and carried. (6-0)

PLAN SUBMISSION MEETING AND PUBLIC HEARING –DENNIS GREENWOOD: Request for site plan approval for motor vehicle sales and repair shop. Property is located at 171 Laconia Road, Tax Lot 210-011 in the “C” Zone. PB # 2115P.

BOARD'S ACTION – DENNIS GREENWOOD:

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 in a timely manner to complete review and act on the application. The Board shall act on this proposal by 12/30/15 subject to extension or waiver.

The motion was seconded by W. Peterson and carried. (6-0)

The chairman explained that in order to provide timely notice, provide opportunities for input and consider the interests of other municipalities, the Board shall act to determine if the development has a potential regional impact as defined by RSA 36:55. Impacts may include, but are not limited to: relative size or number of dwelling units as compared with existing stock; proximity to the borders of a neighboring community; transportation networks; anticipated emissions such as light, noise, smoke, odors, or particles; proximity to aquifers or surface waters which transcend municipal boundaries; shared facilities such as schools and solid waste disposal facilities.

MOTION: W. Peterson moved that the proposal does not have a potential regional impact.

The motion was seconded by S. Paquin and carried. (6-0)

Mr. Peter Holden and Mr. Dennis Greenwood presented the application.

Mr. Holden stated that Mr. Greenwood wants to take the garage that is on the existing house and move it to the back of lot for cleaning and detailing cars. He will use the house as a sales office. The new garage is for repairing cars that he sells. The facility will not be opened to the public but if someone comes in and wants their vehicle repaired he will not turn them away. There will be 3 parking spaces for the office and 35 display spaces that will not be paved. Only the driveway entrance will be paved.

M. LeClair wanted to know where the water from washing cars will go. Mr. Holden stated it will drain in the parking lot. They will only be washing between 5-10 cars a week.

Mr. Holden stated that there will be no lighting at night except the down facing security lights on the 2 doors and the garage. The hours of operation will be 9am to 5pm Monday - Friday and 9am to 1pm on Saturday. The new garage will have 3 bays and an office on the end. The parking calculations are for the display area only and will be 9' wide. There will be 3 employees, him and his 2 boys. The parking spaces are behind the building and he can convert 2 display area parking spots for employee parking. Mr. Holden stated that the septic system is under the parking lot.

M. LeClair wanted to know if Mr. Greenwood has dealer plates. Mr. Greenwood stated he does. He currently is renting 2 spaces, 1 at 6 Farrarville Road and the other at 4 Seavey Road. He wants to own his site instead of leasing one. J. Pike stated there are more cars on Farrarville Road than are listed on the plan. Mr. Greenwood stated that they are Mr. Hutchinson's, the property owner, cars that is why he is moving from the site.

P. Harris wanted to know the location of the sign. Mr. Holden stated that they would be on the lot.

J. Pike stated that he can't see washing cars and having the water drain towards the septic. He doesn't see the layout working. The garage floors will be washed occasionally and the grease has to go somewhere. C. Daigle stated that DES approves that kind of washing.

C. Patten wanted to know where the dumpster is located. Mr. Holden stated next to building on the right.

P. Harris wanted to know the time frame. Mr. Greenwood stated he wants to get started and move in as soon as possible.

P. Harris wanted to know about the septic system. Mr. Holden stated that the two buildings will be connected but not the detail garage. W. Peterson stated that the State law requires that they hook up to the septic if there is water to the building. S. Paquin stated they are using a hose for water and that doesn't

require the building to be hooked up.

C. Daigle stated the biggest issue is getting the wetlands identified on site. R. Ball wanted to know if the applicant has gone to DOT. Mr. Greenwood stated that he has. C. Daigle informed the Board that Mr. Greenwood has been accommodating while working on this project although staff had to spend a significant amount of time on the plan submitted. C. Daigle stated that there are 38 combined parking spaces and that number works as long as there are no cars without a space.

M. LeClair wanted to know the size and kind of sign they are going to have. Mr. Greenwood stated it is a 4' x 8' double sided non illuminated sign.

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

MOTION: M. LeClair 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 (precedent) 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. This action is based on a plan or plan set dated 9/4/15.
2. Submit final plans (7 paper, 1 reduced). Submit one copy for approval prior to submitting all required copies. Add/identify/include note on plan:

Corrections/Additions:

- a. All required professional signatures/stamps and signed statements required by Site Plan Regulations. Surveyor shall stamp plan or a copy of the survey shall be submitted.
- b. Certify all wetlands on site and within proposed work areas and setback distances off site.
- c. Maximum of 38 vehicles on site outside of buildings.
- d. Setbacks from wetlands and property lines to be identified and corrected. All setbacks to be met.
- e. Driveway to have paved apron to State specs. Plan to show compliant slope.
- f. Relocate sign on-site in conforming location.
- g. Add street address.
- h. All exterior mechanical equipment and fuel sources to be shown on plan and screened.
- i. Add legend on plan sheets.
- j. ID exterior lighting type/location.
- k. Actual proposed lot coverage.
- l. Correct construction sequence and non storm water discharges on sheet 4.
- m. Wire mesh backed silt fence will be required if left on the plan.

- n. Make Landscaping detail readable.
- o. ID Circles and ovals on existing conditions plan.
- p. Label existing contours and include on sheet 2. Correct slope behind office.
- q. Label use of relocated garage as for car detailing only.

Additional Notes:

- r. No roadside display of vehicles.
 - s. No outside storage of parts, equipment, tires, batteries, etc.
 - t. Residential use ceases.
 - u. No floor drains.
 - v. Business hours limited to Monday - Friday 9-6 and Saturday 9-1.
 - w. Underground utilities are required for new and relocated garage. Above-ground utilities to existing dwelling may remain.
 - x. No junk vehicles allowed.
 - y. Dug well to be closed to DES Standards.
 - z. Maximum number of vehicles washed per week shall not exceed ten.
- 3. Submit quality assurance program for storage, handling & disposal of regulated substances.
 - 4. Return signed copy of Town's inspection schedule.
 - 5. Evidence of other agency permits obtained.
 - a. NH DOT Excavation permit.
 - b. NH DES Septic approval.
 - c. NH DRA Intent to Excavate and Excavation Report if more than 1,000cy will be removed from the site.
 - d. NH DES Wastewater Discharge permit for vehicle washing if required
 - 6. Payment of decision recording fee. Check made payable to BCRD. Amount to be determined.
 - 7. Conditions precedent shall be completed no later than 10/26/16. Active and Substantial development of the approved improvements shall occur no later than 10/26/17 and improvements shall be substantially completed by 10/26/20 or shall be in accordance with the approved buildout schedule.
 - 8. Compliance hearing shall be held by Board as necessary.

APPLICANT SHALL TAKE SPECIAL NOTICE: NO USE/WORK MAY COMMENCE UNTIL ALL PRE-CONDITIONS ABOVE HAVE BEEN SATISFIED. CONTACT THE LAND USE OFFICE WITH ANY QUESTIONS. COMMENCING WORK OR USE PRIOR TO TOWN AUTHORIZATION SUBJECTS THIS APPROVAL TO REVOCATION, AND OTHER ENFORCEMENT ACTION AND DAILY FINES.

Construction conditions to be complied with once plan has been signed and decision recorded (shall comply with full standards of the Town's Project Security/Construction Process):

- 9. Construction shall be monitored and certified by a consultant appointed by the Board at the applicant's expense if any.
- 10. A copy of the Quality Assurance Program and the Town's Inspection Schedule shall be provided to the site contractor(s) prior to work commencing. Inspections shall be called for

- as required.
11. Submission of commercial building plans, approved by Building Inspector & Fire Department. Proposed and existing structures shall comply with all applicable building, fire, health, and life safety codes. Two structures with offices to meet ADA requirements. Local fire alarms & extinguishers required. Monitored alarms and security cameras recommended.
 12. EPA NPDES notification if required.
 13. All disturbance of the site to conform to Best Management Practices for the eradication and disposal of invasive vegetative species. See *Best Management Practices for Roadside Invasive Plants, NH DOT* and *New Hampshire Guide to Upland Invasive Species, NH Department of Agriculture, Markets and Food, Plant Industry Division*.
 14. Winter construction requires use of winter construction practices as listed in construction notes.
 15. Shall erect orange construction fencing at wetland setbacks. No encroachments into fenced areas is permitted without prior approval of the Town in conjunction with review by project engineer.
 16. Septic reconstruction.
 17. Obtain successful milestone observations from Land Use Staff as listed on Land Use Inspection form and additionally and separately all required inspections by the Building Official, Fire Department, Public Works Department and NH DOT.
 18. All exterior lighting shall be downcast and shielded from abutters and traffic.
 19. Dumpster sized appropriately to contain all refuse, placed on a impervious surface, screened all sides. Lids kept closed at all times except during active use to minimize loss of refuse. Gates kept closed at all times except during pickup.
 20. Evidence of other agency conditions achieved.
 21. Occupancy/use of improvements requires submission of 2 paper original record (as-built) site plans including structures, utilities, roads, drainage and other site improvements.

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

22. Approved uses include: auto and passenger truck sales and service.
23. Parking scheme and 24' wide travel lanes will be strictly enforced.
24. Monitor disturbed areas for a minimum of 2 years after project completion for signs of invasive species.
25. Successful annual aquifer inspections required.
26. The property owner shall be responsible to inspect, maintain and make immediate repairs to stormwater management features to assure they function in the manner intended and protect water quality.
27. Landscaping shall be maintained, shall be kept in a sightly manner and not allowed to deteriorate.
28. All representations made by the applicant during the public hearing are incorporated as a condition of this approval.
29. Permits must be obtained for all signage, and signs for inactive, closed or abandoned uses shall be removed within 30 days.
30. No changes shall be made to the approved plans unless application is made in writing to the

- Town.
31. The Planning Board shall have the power to modify or amend its approval upon its own motion to do so.
 32. Approval is subject to expiration, revocation and changes in the Ordinances. This conditional approval shall expire on 10/26/16 unless all conditions are met or an extension is applied for and granted in accordance with the Regulations. Notice to the applicant and/or a public hearing are not required for the Board to determine that a conditional approval has expired. Reapplication in the case of an expired conditional approval requires a new application meeting all applicable Regulations.
 33. Where there is a conflict within the information submitted by the applicant, the town shall determine the correct information to be applied.
 34. Operational conditions of the Town and other agencies shall be met.

The motion was seconded by S. Paquin and carried. (6-0)

OTHER BUSINESS:

BOARD'S ACTION-MINUTES:

MOTION: On a motion by S. Paquin , seconded by M. LeClair, it was voted to approve the minutes of the October 7, 2015 meeting as submitted. (3-0-3) W. Peterson, J. Pike and C. Patten abstained.

STAFF REPORT:

C. Daigle updated the Board on the status of current projects and inquiries:

Staff has had an inquiry for an Adult Entertainment Business on Higgins Drive.

BBE Development is starting the culvert work on Aiden Circle.

The BRATT trail has started construction. R. Ball will be spending time monitoring the site work.

Amily Development will start building if the property changes hands.

There has been a zoning request for a withdrawal facility.

Goodwill is losing 4 parking spaces due to the size of the building. The parking spaces will be adjusted in Phase 2.

ADJOURNMENT:

MOTION: On a motion by C. Patten, seconded by S. Paquin, it was voted unanimously to adjourn at 9:28p.m. (6-0)

Respectfully submitted,

Elaine M Murphy
Administrative Assistant