



**DRAFT**  
**PLANNING BOARD**  
**TOWN OF BELMONT, NH**

Monday, July 24, 2023  
Belmont Mill, and Zoom  
Belmont, NH 03220

Present: Chairman Peter Harris, Vice Chair Ward Peterson, Michael LeClair, Richard Pickwick, Kevin Sturgeon, Gary Grant, Vice Chair Ward Peterson, Dennis Grimes (alternate)

Absent: Jon Pike Ex-Officio

Staff: Karen Santoro, Town Planner; and Susan Austin, Land Use Assistant

Chairman Harris opened the meeting at 6:00 pm and welcomed those in attendance. He announced that any party experiencing any difficulty in accessing the meeting at any point, should call 603-267-8300 x 101, and the meeting will be recessed until access can be restored for all parties.

Chairman Harris asked that everyone be respectful to each other and the Board members, and to please direct all questions and comments to the Board. The public will be allowed the opportunity to address the Board during the public hearing.

**Plan Submission Meeting and Public Hearing:** Lakeview at Belmont, LLC: Continuation of a Request for Subdivision Approval to subdivide 172 acres into 4 lots, three of the lots will be single family residential lots, while the fourth lot will have nine 2-bedroom condominium units. Property is located at 89 Ladd Hill Road, Tax Lots 206-013-000-000, 201-066-000-000 and 201-067-000-000, in the Rural zone. Planning Board case #09-23P

**Plan Submission Meeting and Public Hearing:** Lakeview at Belmont, LLC: Continuation of a Request for Site Plan approval to convert from a Golf Course to residential use. Property is located at 89 Ladd Hill Road, Tax Lots 206-013-000-000, 201-066-000-000 and 201-067-000-000, in the Rural zone. Planning Board case #10-23P

Applicant has requested that both applications be continued to the August 28, 2023 Planning Board meeting to allow time to redesign the proposed road.

**MOTION:** M. LeClair moved to Table both the Public Hearing on the application of Lakeview at Belmont LLC request for a Subdivision Plan approval to subdivide 172 acres into 4 lots located on Ladd Hill Road, Tax Lots 206-013-000-000, 201-066-000-000 and 201-067-000-000, and the request for Site Plan approval to convert from a Golf Course to residential use. Property is located at 89 Ladd Hill Road, Tax Lots 206-013-000-000, 201-066-000-000 and 201-067-000-000, in the Rural zone. to 6pm, August 28, 2023, at this location.

W. Peterson seconded the motion

Vote: All in favor, motion carried (7-0)

**Plan Submission and Public Hearing:** Fall Line Trust: Request for Subdivision Approval to subdivide 16.58 acres into 9 lots, creating 8 new lots. Property is located at 70 Bishop Road, Tax Lot 205-047-000-000, in the Residential Single Zone. Planning Board case # 13-23P

K. Santoro stated that Staff recommends application is incomplete for review due to missing stormwater report; narrative and photographic information. She stated that the Board may raise any concerns regarding whether application is complete. Applicant may provide testimony, if necessary, limited to whether the application is complete for the Board's review.

**MOTION:** K. Sturgeon moved that the application is not complete for the following reasons. Resubmission is subject to review by the Land Use staff for completeness and requires renotification.

- Missing Stormwater Report per Section 5.D.6 (more than 3 building lots)
- Missing Narrative (Section 5.E.1)
- Missing Photographic Information (Section 5.E.4)

G. Grant seconded the motion.  
Vote: All in favor, motion carried (7-0)

**Plan Submission and Public Hearing:** Mountain Lake Village, LLC: Request for a one-year extension of an 18-lot open space single-family subdivision approval and previously granted waivers with internal roads and open space (Zoning Use Open Space Residential Subdivision). Property is located on Mile Hill Road, Tax Lots 202-012-000-000 & 202-015-000-000 in the "R" & "RS" Zones. PB # 14-23PP.

**COMPLETENESS OF APPLICATION**

Staff recommends application to extend is complete for review. Board may raise any concerns regarding whether application is complete. Applicant may provide testimony, if necessary, limited to whether the application is complete for the Board's review

**MOTION:** M. LeClair 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 9/27/2023 subject to extension or waiver.

W. Peterson seconded the motion.  
Vote: All in favor, motion carried (7-0)

**DEVELOPMENT OF REGIONAL IMPACT**

Chairman Harris stated 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.  
W. Peterson seconded the motion.  
Vote: All in favor, motion carried. (6-0)

P. Harris asked if there was any public comment. There was no public present.

Applicant Attorney Phil Brouillard informed the Board that the request is for one year extension, he noted that the intermunicipal agreement is nearly complete. Once it is complete and the documents are executed the project can move forward.

**MOTION:** W. Peterson moved that the application for extension 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. Comply with all conditions of the original approval, subsequent amendments and extensions and those as represented by the applicant during the public hearings on the proposal and within submitted printed documents including the approved plan. This approval requires that the project comply with the current Subdivision Regulations.
2. Extension is to 8/24/2024.
3. Compliance Hearing may be required.
4. Approval is subject to expiration, revocation and changes in the Ordinances. This conditional approval shall expire on 8/24/2024 unless all conditions precedent have been met and the approval has been signed, the approval has been recorded or required security has been posted to begin the improvements, or an approval extension application is submitted and is granted. The Board is not required to grant additional extensions. 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.
5. Laconia utilities and roads required to support this project are to be approved and in place.
6. In accordance with the approved buildout schedule all documents sufficient for plan recording no later than 8/24/24; Active and Substantial development of the approved improvements no later than 8/24/25 and improvements shall be substantially completed by 8/24/27.
7. No changes shall be made to the approved plans unless application is made in writing to the Town.

G. Grant seconded the motion.  
Vote: All in favor, motion carried

**Minutes:**  
Amend/Approve prior meeting minutes of June 26, 2023.

**MOTION:** K. Sturgeon moved to approve the minutes of June 26, 2023, as written.  
M. LeClair seconded the motion.  
Vote: All in favor, Motion carried (7-0)

K. Sturgeon stated that he would like the infrastructure discussion added as a separate agenda item in order to spark public interest in attending the meeting.

**Staff Report:**

Convenient MD Update: K. Santoro reached out to the contractor, he indicated that they are hoping to complete the repairs to the failing slope within 30 days. They are trying to get to a 1.5:1 slope, then line with fabric and top with rip rap..

**Discussion**

General discussion ensued about the Master Plan.

**MOTION:** On a motion by M. LeClair seconded by W. Peterson it was voted unanimously to adjourn at 7:01 pm. (7-0)

Respectfully Submitted



Susan M. Austin, Land Use Assistant