



PLANNING BOARD

TOWN OF BELMONT, NH

MONDAY, FEBRUARY 28, 2022 6:00 P.M.
Belmont Mill 4th Floor Tioga Room 14 Mill Street & Zoom

MEETING AGENDA

1. **Plan Submission Meeting and Public Hearing – Ward Peterson:** Request for Site Plan approval for a Contractor’s Yard. Property is located at 661 Province Road, Tax Lot 226-074-000-000 in the “R” Zone. PB #0222P.
2. **Plan Submission Meeting and Public Hearing – Aranosian Oil Company:** Request for a one-year extension (2/22/23) of a previously approved Site Plan for a gas station, convenience store, and food drive-thru window/lane. Property is located at 93 Daniel Webster Highway, Tax Lot 201-093-000-00 in the “C” Zone. PB #0422P.
3. **Plan Submission Meeting and Public Hearing – Matthew & Heather Gault:** Request for Site Plan approval for Contractor’s Yard, storage of equipment trailers, aluminum frames, and pressure treated lumber. Property is located at 682 Laconia Road, Tax Lot 230-043-000-000 in the “C” Zone. PB #0822P
4. **Plan Submission Meeting and Public Hearing – Route 106 Realty Trust:** Request to amend a previously approved Site Plan to include a Conditional Use Permit for a subordinate dwelling unit. Property is located at 26&36 Laconia Road, Tax Lots 205-050-000-000, 205-052-000-000 & 205-054-000-000 in the “C” Zone. PB #0322P.
5. **Plan Submission Meeting and Public Hearing – Route 106 Realty Trust:** Request for Site Plan approval for a Contractor’s Yard (limo service) and a Conditional Use Permit for a subordinate dwelling unit. Property is located on Laconia Road, Tax Lot 217-108-000-000 in the “C” Zone. PB #0522P.
6. **Plan Submission Meeting and Public Hearing – Route 106 Realty Trust:** Request for Site Plan approval for Contractor’s Yard, commercial building (motor vehicle & trailer service, professional offices, light manufacturing, retail stores and service business), and a Conditional Use Permit for a subordinate dwelling unit. Property is located on Laconia Road & 28 Corriveau Way, Tax Lot 217-114-000-000 in the “C” Zone. PB #0622P.
7. **Plan Submission Meeting and Public Hearing – Vault Motor Storage:** Request for Site Plan approval for a 2-story, self-storage facility with an accessory structure. Property is located at 1213 Laconia Road, Tax Lot 241-006-000-000 in the “I” Zone. PB #0922P.
8. Other Business.

- A. **Design Review** - Lakeview at Belmont, LLC: Discussion only of a request for ten, 2-bedroom detached condominium units in an Open Space Subdivision with 20'-wide driveway with a Town hammerhead turnaround. Four single-family, residential lots, common area, and convertible area while maintaining the golf course. Property is located at 89 Ladd Hill Road, Tax Lots 201-066-000-000 & 201-067-000-000 in the "R" Zone. PB #0722P.
- B. Approval of minutes – 1/24/22.
- C. Staff Report.
 - i. Amendment certification form.
 - ii. Consultant discussion.
 - iii. LU Tech update.
- D. New Business.
- E. Non-public Session - Non-public if deemed necessary 91-A:3 II (a – j) (non-Video item-only if otherwise using video)

* The Planning Board reserves the right to hold any non-public session during the Regular Meeting, whether noted on the agenda or not. Notice of a non-public session on an agenda is for planning purposes only. The citations to the Right-to-Know Law, set out at NH RSA 91-A, are provisional and may be revised as circumstances required.

The Board will meet at the Mill. Remote participation available via Zoom.
Zoom instructions available in the Land Use Office and at www.belmontnh.org.

Peter Harris
Chairman

This is a public meeting and citizens are invited to attend. Application information on file in Land Use Office.