



APPLICATION REVIEW COMMITTEE TOWN OF BELMONT, NH

Meeting Minutes
Belmont Mill
Thursday, October 19, 2023

Members Present: Town Administrator Alicia Jipson; Town Planner Karen Santoro; Assistant Public Works Director Brian Jackes; Police Chief Mark Lewandoski; DPW Director Craig Clairmont; Building Official/Code Enforcement Mark Ekberg; Assessing Administrator/Administrative Assistant Colleen Akerman; and Land Use Tech Rod Cameron.

Members Absent: Fire Chief Deb Black

Others Present: Paul Zuzgo, LLS, Prospect Mountain Survey; Josh Howard and Bridget Eismore, Hoyle, Tanner and Associates.

K. Santoro opened the meeting at 8:00 a.m. She thanked everyone for attending and explained that staff members comprising the Application Review Committee (ARC) are present to assist the applicant in a preliminary discussion regarding their proposal. The discussion is non-binding on the applicant and the Town. The ARC has no regulatory authority. The meeting is intended to allow staff to gain a better understanding of the proposal and to provide applicants with early input on their proposal. Staff members remain available to continue to provide assistance during the application process. The meeting is a public meeting, but not a public hearing and staff is not authorized by local or State law to accept public comments as part of this review. The following is a brief synopsis of the property discussions held.

The members of the ARC introduced themselves to the applicants.

Review Meeting:

Todd Cote: Review of an application for a Boundary Line adjustment/Subdivision. Property is located at 245 Hoadley Road, Tax lot 215-021-000-000, in the Residential Single Zone. ARC Case #17-23R

Paul Zuzgo, LLS from Prospect Mountain Survey was present for the application. He stated that the applicant was proposing a boundary line adjustment that would be an equal area adjustment. They want to move the back line of Lot 21-1 100 feet closer to the road in order to keep people away from the shooting range.

K. Santoro stated that there were some minor corrections to make on the plan, but otherwise she had no comments.

C. Akerman stated that an updated Current Use map was never provided, so they would need that if he goes forward with this application.

K. Santoro stated that she will email the notes and the minutes of this meeting for reference. There being no further question or comment, K. Santoro encouraged continued contact with staff to the benefit of the proposal.

Van Hertel: Review of an application for a Boundary Line adjustment/Subdivision. Property is located on Jamestown Road, Tax Map 118-016-000-000, in the Residential Single Zone. ARC Case #18-23R.

Paul Zuzgo, LLS from Prospect Mountain Surveying was present for the applicant.

K. Santoro stated that she wanted to point out that the plans are labeled as a Boundary Line Adjustment, but this is clearly a Subdivision. P. Zuzgo stated that that was a typo.

P. Zuzgo stated that Mr. Hertel had been in front of the Planning Board two years ago asking for a 6-lot subdivision. He had septic plans that were designed all the way to the end of the proposed subdivision, but it wasn't workable with the town. In this proposal, he has 5 lots with septic, and would sell the other lots with the septic designs rather than installing the septic.

K. Santoro stated that the septic has been a point of contention with the last proposal.

C. Clairmont stated that because of the placement of sewer pipes in the center of the road, they would need to see the engineered road, drainage, and septic plans. Subdivision requests trigger sewer regulations, but they do not have requirements to hook up to Town water. He noted that they would require a bond for a year to see how the road does with freezing and thawing. He also stated that he would want to see the drainage for the driveways, the culverts and an apron installed to protect the road. Sight distance was an issue with the last application as well.

C. Ackerman stated that the parcel is in Current Use, so they would need an update as there will be lots that are sold out of Current Use.

There being no further question or comment, K. Santoro thanked the applicant for attending and encouraged continued contact with staff to the benefit of the proposal.

NH Land Acquisition, LLC: Review of an application for a Site Plan to install a ground mounted solar facility on approximately 8.39 acres of the 11.69-acre lot. Property is located at 985 Laconia Road, Tax Lot 125-047-000-000, in the Commercial District. ARC Case # 19-23R

Josh Howard and Bridget Eismore, from Hoyle, Tanner and Associates were present to discuss their proposal. J. Howard stated that they were proposing ground mounted solar facility with security fencing, equipment pad, battery storage system, and electrical connection to the existing infrastructure, landscaping and an access driveway. They will submit an AOT permit with the site plan application.

M. Lewandowski asked if the access road would go around the entire site. J. Howard stated that it isn't proposed to go around the entire site, but there will be enough room for a vehicle to get around the edge of the site. M. Lewandowski noted that the Fire Department would have questions about fire suppression as far as the batteries and building are concerned. J. Howard stated that the batteries are the size of

shipping containers. Fire is unlikely, but just in case there is a switch that cuts the power and then they would just let it burn out.

C. Akerman asked what the life span of each panel was. J. Howard stated that they are rated for 25 years, but they can go longer.

C. Clairmont asked if they have updated the driveway permit. J. Howard stated that they have not yet.

K. Santoro stated that this lot abuts a lot that is in the residential zone, so that setback will need to be 25 feet, rather than 15 feet.

M. Lewandowski stated this is a great spot for this, as there is no view from the street. B. Eismore stated that they have conducted glare studies. The panels are fixed, facing south at 20 degrees. M. Lewandowski asked when they thought this would be ready? J. Howard stated that as long as they get the approvals, they are anticipating that they will be ready to go in the Spring. M. Lewandowski suggested that they notify the Police Department when they start constructing the site, since materials can be stolen. He would have an officer patrol the area after hours.

There being no further question or comment, K. Santoro thanked the applicants for attending and encouraged continued contact with staff to the benefit of the proposal.

Minutes: Amend/Approve prior meeting minutes of September 21, 2023

MOTION: M. Ekberg moved to accept the minutes of September 21, 2023 as written.
M. Lewandowski seconded the motion.
Vote: All in favor, motion carried (7-0)

Meeting adjourned at 8:43 a.m.

Respectfully submitted,

Susan M. Austin
Land Use Assistant