Wednesday, August 5, 2020
Belmont Corner Meeting House / Zoom
Belmont, New Hampshire

Present:   Chairman Denise Naiva; Vice Chair Scott Rolfe; Member Ed Stephenson.
Zoom:     None.
Absent:    Members Keith Bennett, Bobbie Jean Bennett, and Claude Patten, Ex-Officio; Alternate Member Terry Threlfall, Jr.
Staff:    Rick Ball and Colleen Akerman.

D. Naiva called the meeting to order at 6:10 pm and welcomed those in attendance. She announced that as Chairman of the Conservation Commission, she finds that due to the state of emergency declared by the governor, this public body is authorized to meet using electronic means. She said that the Commission gave notice to the public of the necessary information for accessing the meeting using Zoom or telephone, and she announced that any party experiencing any difficulty in accessing the meeting at any point, should call 603-267-8309, and the meeting will be recessed until access can be restored for all parties.

The chairman noted there is not a quorum this evening.

NH Department of Environmental Services Applications:

1. Michael D’Arbanville – 35 Sargent Lake Road – Map/Lot 238-014-000-000: Shoreland Permit by notification complete to install a 4’ x 20’ seasonal pier along Sargent Lake frontage.

2. Mallards Landing Association – 77 Mallards Landing Road – Map/Lot 110-002-000-608: Shoreland Permit by notification accepted to impact 144sf of protected shoreland to expand driveway with permeable pavers.

3. DKC Realty LLC – 62 Sunset Drive – Map/Lot 104-046-000-000: Shoreland Permit approved to impact 29,800sf of protected shoreland to repave existing driveway, replace rear deck with ground patio, conduct improvements to existing walkways and improve stormwater management.

4. Gerald Chaillé – 74 Coons Point Road – Map/Lot 119-058-000-000: Dredge and Fill Application under technical review to impact 770sf of protected shoreland to remove impervious driveway surface and expand the driveway with total area to be covered with pervious paver materials.

5. Mallards Landing Association – 74 Mallards Landing Road – Map/Lot 110-002-000-611: Shoreland Permit by notification accepted to impact 144sf of protected shoreland to expand driveway with permeable pavers.

6. Kristen Newell – 13 Tony Drive – Map/Lot 239-076-000-000: Shoreland Application on hold to construct a 20‘ x 20’ deck with adjoining stairs to upper level of house for fire exit purposes.
Current Planning Board/ZBA Applications:

1. Planning Board - 06/22/2020 & 07/27/2020:
   a. Pike Industries – 308 Depot Street Map/Lots 235-058-000-000, 232-031-000-000 & 236-014-000-000: A request for Earth Excavation approval to increase quarry depth was continued to 08/24/2020 so that the applicant may address additional questions from the Board. Property is located in the “I” & “R” Zones. PB# 1019P. R. Ball explained that the applicant has come forward with a plan that is well in excess of what the regulations require. It includes significant testing for wells and wetlands around the property. The Board is expected to have an on-site visit at the property prior to the 08/24/2020 meeting.
   b. Blue Sky Enterprises – 224 Hurricane Road – Map/Lot 231-014-000-000: The Board approved a request for Earth Excavation approval to transfer 2007 Earth Excavation approvals to Mountain Made Materials. Property located in the “R” Zone. PB # 0520P.
   c. Lakes Region Community Developers - Concord Street - Map/Lot 126-026-001-000: The Board approved a request for site plan approval for a Day Care facility. Property located in the “V” Zone. PB # 0620P.
   d. BMBH Real Estate Holdings LLC - 33 Province Road - Map/Lots 204-028-000-000 & 204-030-000-000: The Board approved a request for an Earth Excavation Permit. Property is located in the “C” Zone. PB # 0720P.
   e. Fantasy Factory LLC - 48 Dearborn Street, Map/Lot 123-028-000-000: The Board determined the application for site plan approval for a single-family subordinate dwelling unit was not complete. Property is located in the “I” Zone. PB # 0820P.
   f. Tap Public House, Inc. – 930 Laconia Road – Map/Lot 122-057-000-000: Request for site plan approval to allow outdoor seating, expand the existing use to include the downstairs, and add parking spaces was continued to 08/24/2020 at the request of the applicant. Property is located in the “C” Zone. PB # 0320P.
   g. George Condodemetraky - 69 Main Street and Laconia Road – Map/Lots 122-053-000-000 & 122-059-000-000: The Board approved a request for site plan approval to fill 4,500 sf. Property is located in the “C” Zone. PB # 0920P.
   h. Fantasy Factory LLC - 48 Dearborn Street, Map/Lot 123-028-000-000: Request for site plan approval for a single-family subordinate unit, outdoor inventory parking and tenant/customer parking was tabled to 08/24/2020 at the request of the applicant. Property is located in the “I” Zone. PB # 1020P.

2. Zoning Board – 06/24/2020:
   a. Tap Public House, Inc. – 930 Laconia Road – Map/Lot 122-057-000-000: The Board granted requests for a Variance of Article 5 Table 2 of the Zoning Ordinance to construct a deck closer (2.5”) to the side property line than allowed (15”) ZBA # 0420Z; and a Special Exception of Article 11.A.3.d to construct a deck closer (42.3”) to the front property line than allowed (50”) but not closer than the existing structure. Property is located in the “C” Zone. ZBA # 0520Z.

2. ARC – 06/25/2020:
   a. Gary Anderson - 48 Dearborn Street, Map/Lot 123-028-000-000: Review for operating a solar farm, an automotive dealership, multi-tenant garage bays and storage of surplus material and appliances, and installing a sign, a solar array and a subordinate dwelling unit.
   b. George Condodemetraky - 69 Main Street and Laconia Road, Map/ Lots 122-053-000-000 & 122-059-000-000: Review for bringing in fill to level a 4,500 square foot area.
   c. Steve and Caroline Anstey – 172 & 176 Bean Hill Road – Map/Lots 223-022-000-000 & 223-021-000-000: Review for boundary line adjustment proposal to transfer approximately 0.6 acres from 172 Bean Hill Road to 176 Bean Hill Road.
S. Rolfe entered the meeting at 6:20 pm.


**Projects:**

1. **Milfoil Remediation:**
   a. **Winnisquam Watershed Network (WWN):** E. Stephenson reported the divers have been at the north end of the lake. He distributed a report on the breakdown of the hours worked and gallons collected. Most of the divers’ work has been done in Laconia and Meredith and a little in Sanbornton. There were no divers in Belmont or Tilton. The Jay’s Marina area is in good shape after the use of ProcellaCOR herbicide treatment. The ProcellaCOR has been very effective and used near the loon sanctuary and Jay’s Marina and both look excellent this year with no milfoil. ProcellaCOR was used in June at the rock pile near the river and at Sunray Shores, and within a week all of the milfoil was gone. It seems to be good and lasts longer than the old herbicide treatment. D. Naiva commented that she hopes it is safer as well. E. Stephenson stated that warnings to avoid the lake water after treatment have decreased from 24 hours to 6 hours with ProcellaCOR. The WWN contributed to the Lake Host program at the Laconia boat ramp. The DES grant went up from 25% to 40% this year for a total of $11,568.00. Other municipality WWN donations include: Laconia $7,500.00, Meredith $6,000.00, Sanbornton $5,000.00, and Tilton $6,000.00. The WWN requested $3,000.00 from Belmont for this year. D. Naiva said that the Commission will review the request at the next meeting.
   b. **Silver Lake Association:** This item was tabled to the next meeting.

2. **Village Trail:**
   a. **Kiosk:** R. Ball reported he is waiting for Building & Grounds staff to be available to work on this. There has been a decrease in staff. One of the granite benches has been installed. The wooden bench was removed; then repaired and replaced after a complaint. There are “doggie bags” available at the kiosk and the second bridge.

3. **Tioga Marsh:**
   a. **Field Day Doodle:** A Work session will be held Saturday, August 22, 2020 from 9 am to 12 pm. The two hunting stands will be noted and the locations recorded.

4. **Tioga Headwaters:**
   a. **Plantings/Mowing – Andrew Sanborn Farm:** D. Naiva reported that she visited the site today. The oak trees are under stress; more so the one on the left. It is infested with some type of bug. The right one is a little healthier. S. Rolfe commented that it sounds like drought stress. D. Naiva said she does not think the trees have been watered. The roads have not been mown. S. Rolfe recommended a couple of 5-gallon tree bags/donuts that will slowly leach water into the ground surrounding the trees. D. Naiva noted there are 15 blueberry bushes, 3 hazel nut trees, 3 healthy grape bushes, 4 healthy dogwood trees, and 3 Virginia Rose bushes with rose hips on them. There are a few trees down on the trail. Horses are using the trail a lot.
   b. **Timber Harvest – Pop’s Woods:** S. Rolfe said there is currently no market for this timber.
   c. **Culverts – Andrew Sanborn Farm:** D. Naiva stated these are not perennial streams. There is mud under them and the beavers are damming them up. The Commission does not need to worry about these culverts.

5. **Jeff Marden Town Forest:**
   a. **Sign:** R. Ball explained there is currently not enough Building & Grounds staff to complete the sign work.
b. **Bridge Replacement:** R. Ball has been unable to go check out the bridge.

c. **Fellows Mills Dam - Perched Culvert:** S. Rolfe will contact John Magee to take look at the culvert, but it is not a high priority.

**Other:**

1. **Membership:**
   a. **Resignations:** Members Lynne Lowd and Laurel Day submitted their resignations.
   
   b. **New Member:** Ed Stephenson was appointed as a full member of the Commission on 08/03/2020. T. Threlfall has applied to be appointed as a full member.
   
   c. **Junior Membership:** D. Naiva observed that the Belmont Heritage Commission has a junior member. She asked if the Conservation Commission could consider junior memberships. It would be great to tap into resources at the high school, such as a sophomore who could serve for three years. R. Ball will check with the Town Administrator about this.

2. **Election of Chairman and Vice Chairman:** Elections were postponed to the next meeting because there is no quorum.

3. **Bean Dam:** S. Rolfe reported that the gate needs a lock. R. Ball will ask Building & Grounds to purchase and install one.

4. **Invasive Species:** D. Naiva explained that the Invasive Species booklet will now be included with all new building permits for single family residences. There are also posters available that could be put up at conservation properties.

5. **Meetings:** D. Naiva asked the Commission to consider whether it makes sense to meet every other month instead of monthly. Also, does it make sense to keep meeting on Wednesdays at 6 pm, or is there another schedule that may be more convenient for everyone. Everyone should brainstorm for meeting ideas.

**Complaints/Violations/Concerns/General Info:** None

**Budget/Expenditures:**

1. **Arbortech $700.00:** A tree from the Daniel Ladd Farm conservation property (Map/Lot 102-020-000-000) fell on a property owner’s shed and was removed.

2. **Granite State Glass $193.00:** Plexiglass for the kiosk at the Village Trail.

D. Naiva closed the meeting at 7:05 pm.

Respectfully submitted:

Colleen Akerman
Building and Land Use Clerk