



CONSERVATION COMMISSION TOWN OF BELMONT, NH

Wednesday, November 3, 2021
Belmont Mill Tioga Conference Room and Remotely by Zoom
Belmont, New Hampshire

Present: Chairman Scott Rolfe; Vice Chair Terry Threlfall, Jr.; Members Denise Naiva, Keith Bennett and Jane Jordan; Alternate Members Pauline Tessier and Susan Irving.
Absent: Member Ruth Mooney, Ex-Officio; Student Members Ella Irving and Christopher Paré.
Staff: Rick Ball and Colleen Akerman.
Zoom: Member Ed Stephenson.

The Chairman opened the meeting at 6:04 pm and welcomed those in attendance.

Swearing In: Deputy Town Clerk, Ms. Jeanne Hibbard-Bickford, swore members into office: returning Members Terry Threlfall and Keith Bennett, and new Alternate Members Pauline Tessier and Susan Irving. Everyone thanked Ms. Hibbard-Bickford for taking the time to do this at the meeting.

Board's Action – Minutes 10/06/2021:

MOTION: On a motion by K. Bennett, seconded by D. Naiva, it was voted unanimously by roll call to approve the minutes of October 6, 2021 with the following amendments:

- a) Page 2, last paragraph: change “P. Tessier reported she is working on . . .” to “P. Tessier reported the Silver Lake Association is working on . . .”
- b) Page 2, last paragraph: remove the sentence “The Belknap County Commissioners will be asked for \$130,000 as the first phase of this project.”
- c) Page 3, first paragraph: change “. . . will send the link along to Commission members.” to “. . . will send the link along to R. Ball and J. Jordan.”

Roll call: S. Rolfe - Aye, T. Threlfall – Aye, D. Naiva - Aye, J. Jordan - Aye, E. Stephenson – Aye, K. Bennett – Aye. (6-0)

Resignation: Dr. Norman Jackson, who was recently appointed as an Alternate Member, has submitted his resignation. He hopes to be able to serve at some time in the future.

Board's Action – Minutes 10/02/2021:

MOTION: On a motion by D. Naiva, seconded by J. Jordan, it was voted unanimously by roll call to approve the minutes of October 2, 2021. Roll call: S. Rolfe - Aye, T. Threlfall – Aye, D. Naiva - Aye, J. Jordan - Aye, E. Stephenson – Aye, K. Bennett – Aye. (6-0)

NH Department of Environmental Services Applications:

1. **DKC Realty – 62 Sunset Drive – Map/Lot 104-046-000-000:** Shoreland PBN closed to replace existing poured retaining wall with small block wall, because wetland PBN required.
2. **Winnisquam Yacht Club LLC – Laconia Road - Map/Lot 224-014-000-000:** Application administratively incomplete to construct a new long-term interior boat storage facility with two fully enclosed buildings and one open-faced building.

Current Planning Board/ZBA/ARC Applications:**1. Planning Board 10/25/2021–**

- a. **Lewis Orrin Marden, Jr. & David Marden – Seavey Road – Map/Lot 237-007-000-000:** The Board approved a subdivision request to subdivide one 20-acre lot into two.
- b. **Gilmanton Sand & Gravel – 28 Stone Road & 30 Watson Road – Map/Lots 245-001-000-000 & 247-002-000-000:** The Board approved a boundary line adjustment to transfer 16.16 acres from 30 Watson Road to 28 Stone Road. They plan to bring an Earth Excavation application forward soon to open a new quarry.
- c. **Jennifer Bouchard & Sunset Beach Condominiums – Sunset Drive & 76 Sunset Drive – Map/Lots 107-150-000-000 & 107-150-000-004:** The Board approved a boundary line adjustment to capture limited common area to reorient and reconstruct a detached, one-story, single-family condominium as a two-story unit and increase the footprint.
- d. **Paul Zuzgo for Raed Hertel Family Trust – Jamestown Road – Map/Lot 118-016-000-000:** The Board tabled this application to January 24, 2022 to allow the applicant to bring the proposal into compliance with regulations or to request waivers.

2. Zoning Board – 10/27/2021:

- a. **Jennifer Bouchard for Sunset Beach Condominium – 72 Sunset Drive – Map/Lot 107-150-000-002:** The Board tabled requests for two variances to allow a carport closer than allowed to the side property line, and to an unrelated structure.
- b. **Jennifer Bouchard for Sunset Beach Condominium – 76 Sunset Drive – Map/Lot 107-150-000-004:** The Board granted requests for a special exception and two variances to construct a structure closer than allowed to the highwater mark, and to two unrelated structures, but no closer than the existing structure.
- c. **Matthew Gault – 682 Laconia Road – Map/Lot 230-043-000-000:** The Board tabled a request for a special exception for a contractor's yard, and storage of equipment trailers, aluminum frames and lumber in the commercial zone at the applicant's request.

3. ARC – 10/21/2021: No meeting**Projects:**

1. Christopher Paré – Climate Change: This item was tabled to the next meeting.

2. Daniel Ladd Farm: S. Rolfe recommended proceeding with a new surveyor to complete the property survey. He said that he has already talked with Mr. David Krause about it. R. Ball will contact Mr. Kruase.

3. Andrew Sanborn Farm: R. Ball will continue to look for someone to mow the brush beside the trail.

Complaints/Violations/Concerns/General Info:

Pop's Woods: K. Bennett reported someone cut down an 8 to 10-inch diameter spruce tree and left it there. It was about 6 feet off the road and there was plenty of room next to the tree to pass by. There was no reason for such a nice tree to be cut down. He asked if it was okay to cut trees down on Town property?

R. Ball said it is not. In the future, it should be reported to the Police Department.

R. Ball reported that two “Unsafe Bridge” signs have come in for Rogers Road. He consulted with Town counsel on the wording for the sign, as the Town does not have the authority to close the Class VI road. The signs came about after K. Bennett reported multiple instances where groups came to his home looking for a tow after getting stuck.

D. Naiva asked about the pond. K. Bennett noted it is dry, like a stream. The beaver eat the saplings and move on. The pond will come back some day.

Budget/Expenditures:

MOTION: D. Naiva moved to withdraw \$161.80 from the Conservation Fund for the following:

- a. \$40.00 - Belknap Range Conservation Coalition
- b. \$121.80 – Two “Unsafe Bridge” signs and poles for Rogers Road

The motion was seconded by K. Bennett and carried on a roll call vote. Roll call: S. Rolfe - Aye, T. Threlfall – Aye, D. Naiva - Aye, J. Jordan - Aye, E. Stephenson – Aye, K. Bennett – Aye. (6-0)

2022 Budget: R. Ball reported Interim Town Planner Candace Daigle added some funds to the budget for the Conservation Commission and the Selectmen were amenable and willing to discuss it. The amount is \$7,000.00. R. Ball will email Commission members with the details about the proposed budget. The budget goes back to the Selectmen after the Budget Committee hears it December 11th. The new Town Planner will be starting soon and will also have a chance to review the budget.

Service Recognition: The Commission recognized R. Ball for his 20 years with the Town of Belmont. D. Naiva brought a cake and the Commission gave him a card.

Next Meeting: It was the consensus of the Commission to hold the next regular meeting December 1st.

Adjournment:

MOTION: On a motion by K. Bennett, seconded by D. Naiva, it was voted unanimously by roll call to adjourn at 6:43 pm. Roll call: S. Rolfe - Aye, T. Threlfall – Aye, D. Naiva - Aye, J. Jordan - Aye, E. Stephenson – Aye, K. Bennett – Aye. (6-0)

Respectfully submitted:

Colleen Akerman
Building and Land Use Clerk