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PLANNING BOARD TOWN OF BELMONT, NH

Monday, March 27, 2023
Belmont Mill, and Zoom
Belmont, NH 03220

Present: Vice Chair Ward Peterson, Michael LeClair, Richard Pickwick, Kevin Sturgeon, Gary Grant, Jon Pike Ex-Officio

Absent: Chairman Peter Harris

Zoom: none

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

Vice Chairman Peterson 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.

Plan Submission Meeting and Public Hearing: Route 106 Realty Trust: Request for a 1-year site plan approval extension for a self-storage facility. Property is located on Old State Road, Tax lot 201-003-000-000 in the "C" Zone. PB Case # 0323-P.

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 in a timely manner to complete review and act on the application. The Board shall act on this proposal by 5/31/2023 subject to extension or waiver.

J. Pike seconded the motion.

Vote: All in favor, motion carried (6-0)

J. Pike asked if there was a reason the applicant couldn't ask for a longer extension, in order to avoid having to come back every year he couldn't start the work. K. Santoro stated that she could look into it, but for tonight the application is noticed for a one-year extension.

DEVELOPMENT OF REGIONAL IMPACT

Vice Chairman Peterson 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

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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: J. Pike moved that the proposal does not have a potential regional impact.

K. Sturgeon seconded the motion.

Vote: All in favor, motion carried. (6-0)

Jon Rokeh was present for the application. He stated that the applicant is asking for a one-year approval extension due to the extremely high costs of material in the last two years. The hope is that the materials will be more reasonably priced in the coming year. Their AOT permit is good until 2026.

Vice Chairman Peterson asked if there were any public comments. Seeing none, he closed the public session.

MOTION: M. LeClair moved that the application 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 (precedent) 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. This action is based on a plan set dated 7/2/2021
2. Compliance hearing shall be held by Board as necessary.
3. All original conditions of approval remain in place except as amended herein.
4. Payment of decision recording fee.
5. Compliance hearing shall be held by Board as necessary.
6. Approved use as an interior self-storage facility.
7. All representations made by the applicant during the public hearing are incorporated as a condition of this approval.
8. No changes shall be made to the approved plans unless application is made in writing to the Town.
9. The Planning Board shall have the power to modify or amend its approval upon its own motion to do so.
10. Where there is a conflict within the information submitted by the applicant, the town shall determine the correct information to be applied.
11. Approval is subject to expiration, revocation and changes in the Ordinances. This one-year extension shall expire on 3/27/2024 unless all conditions are met or an extension is applied for and granted in accordance with the Regulations. 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.

R. Pickwick seconded the motion.

Vote: All in favor, motion carried (6-0)

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Plan Submission Meeting and Public Hearing – Gilmanton Sand and Gravel: Request for Five-year compliance hearing for earth excavation permit conditions. Property is located at 28 Stone Road, Tax Lots in the “I” Zone. PB #0423-P.

MOTION: K. Sturgeon 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 in a timely manner to complete review and act on the application. The Board shall act on this proposal by 5/31/2023 subject to extension or waiver.

R. Pickwick seconded the motion.

Vote: All in favor, motion carried (6-0)

DEVELOPMENT OF REGIONAL IMPACT

Vice Chairman Peterson 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: J. Pike moved that the proposal does not have a potential regional impact.

G. Grant seconded the motion.

Vote: All in favor, motion carried. (6-0)

Jon Rokeh and Craig Nutter were present for this application. Mr. Rokeh stated that this 5-year extension was for the overall pit, but also more specifically for original AOT permit they had done for the two quarry areas. The large quarry area is into the reclamation portion. The secondary area that they permitted is two thirds of the way into that. They were in front of the Board the prior year for a lot line adjustment and opened up the new quarry area, which they just started on last week. The 5-year extension is for the overall pit. They have updated the AOT permit they received in 2013. They have been through one 5-year update, and another reporting to the state since then. M. LeClair noted the containers in the pictures that were provided. He asked what the date was of the pictures. Mr. Nutter stated that they were taken around the first of the year. M. LeClair noted the storage containers. Mr. Nutter stated that they replaced one of their older containers with a newer one that is watertight and more secure. There is only one newer container added, which is currently housing snowmobiles and 4 wheelers.

K. Santoro stated that since she sent the staff report out, she did go out at take a tour of the pit with Mr. Nutter. She noted that work is just starting up for the season, but everything is on the site is appropriately protected. The areas inspected complied with the approval conditions.

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K. Sturgeon noted that the ordinance for storage containers had changed, specifically stored vehicle regulations and square footage limit for storage containers. Mr. Nutter stated that his overall plan going forward is to use his shipping containers as a structure. W. Peterson stated that if the containers were on the prior approval, then they are fine. The newer replacement is no longer part of the plan.

Vice Chairman Peterson opened the public comment.

John and Sarah Sachetta, 16 Stone Road. Mr. Sachetta stated that the biggest issue is the dust. Mr. Nutter stated that he can look into it, at this point he isn't sure what more he can do, but he's always willing to try to find solutions.

The Board and C. Nuttter briefly discussed the dust control, including the timing of the watering; the use of an anti-track pad at the entrance; and road sweeping. Mr. Nutter noted that the individual they used to contract with to sweep the road had passed away so they are purchasing a sweeper that they can attach to their equipment.

Vice Chair Peterson closed public comment.

MOTION: M. LeClair moved that the application 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 (precedent) 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. This action is based on a plan or plan set dated 11/29/11, revised through 6/27/18.
2. All original conditions of approval remain in place except as amended herein.
3. Payment of decision recording fee.
4. Compliance hearing shall be held by Board as necessary.
5. Approved uses include: Earth Excavation (wholesale & retail), contractor's yard for construction company and empty dumpsters.
6. All representations made by the applicant during the public hearing are incorporated as a condition of this approval.

No changes shall be made to the approved plans unless application is made in writing to the Town. The Planning Board shall have the power to modify or amend its approval upon its own motion to do so. Where there is a conflict within the information submitted by the applicant, the town shall determine the correct information to be applied.

J. Pike seconded the motion

Vote: All in favor, motion carried (6-0)

DRAFTApproval of minutes – February 27, 2023

K. Sturgeon stated that the second of his motion and final vote for the approval for Laconia Housing was left off of the minutes. It was noted by staff that the referenced motion was seconded by G. Grant and the vote was all in favor.

MOTION: J. Pike moved to approve the minutes of February 27, 2023 as amended.
R. Pickwick seconded.
Vote: Motion carried (4-0-2) W. Peterson and M. LeClair abstained.

Election of officers

It was noted that the Board would postpone this vote until April so all members may be present.

LRPC and TAC members

K. Sturgeon stated that he would like to postpone this discussion until all members were present.

Planner Position Update

K. Santoro stated that they still did not have any applicants for the position, and it was suggested that the title of the ad for the position be changed to “Planner” or “Town Planner” in order to be more specific about the position. The concern is that possible candidates are seeing the current title “Planning & Zoning Administrator” and not recognizing it so they do not apply.

K. Santoro informed the Board that applications to the Board will be increasing if the recent ARC meeting is any indication and that they will have to look into options to support the department. The Board acknowledged this and will explore options, such as a contract planner from LRPC, to provide assistance until such time as a planner is hired.

Adjournment

J. Pike made a motion to adjourn.
M. LeClair seconded the motion.
Motion to adjourn was carried at 7:15 PM (6-0)

Respectfully Submitted

Susan M. Austin
Land Use Assistant