



APPLICATION REVIEW COMMITTEE TOWN OF BELMONT, NH

Meeting Minutes
Belmont Mill
Thursday, May 18, 2023

Members Present: Town Planner Karen Santoro; Assistant Fire Chief Deb Black; DPW Director Craig Clairmont; Chief Mark Lewandowski, Police Department; Building Official/Code Enforcement Mark Ekberg; Colleen Akerman, Assessing Administrator; Town Administrator Alicia Jipson, and Land Use Assistant Susan Austin.

Members Absent: Assistant Public Works Director Brian Jackes

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.

Review Meeting:

IDH Realty LLC and C&R Realty LLC: Review of an application for Site Plan approval to replace heavy equipment sales with automotive sales. Property is located at Laconia Road and 140 Laconia Road, Tax Lots 205-001-000-000 and 210-005-000-000, in the Commercial Zone. Arc case# 08-23R.

Clay Dunn was present to discuss his proposal. He stated that he would like to move away from heavy equipment sales to used cars. He stated that he was originally approved for 13 cars, and he'd like to add 9 more cars to the lot. He plans to park the cars parallel to the fence that abuts the right of way.

K. Santoro stated that on his original site plan, there was a specific condition to only allow heavy equipment. She stated that the applicant was on the Planning Board agenda for the next meeting to ask for that condition to be removed.

Angelo Palmer: Review of application to subdivide 3 acres from a 13.06-acre lot to create a single-family home lot in the Rural Zone. Tax Lot 201-052-001-000. ARC Case#09-23R

Peter Palmer was present. He stated that he would like to re-subdivide the lots in order to create a three acre lot. He stated that the original subdivision was approved by the Planning Board late in 2022.

C. Clairmont stated that he had no concerns, as there were no significant changes.

C. Akerman noted that if the new three-acre parcel goes under a new owner, it would need to come out of current use.

M. Ekberg stated that he had no concerns.

D. Black stated that once the driveway is set up, she will be out to look at it. P. Palmer stated that the driveway locations were not changing.

Minutes: Amend/Approve prior meeting minutes of April 27, 2023

MOTION: C. Clairmont moved to accept the minutes of April 27, 2023 as written.
M. Ekberg seconded the motion.
Vote: All in favor, motion carried

Meeting adjourned at 8:24a.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Susan Austin".

Susan Austin,
Land Use Administrative Assistant