



APPLICATION REVIEW COMMITTEE

TOWN OF BELMONT, NH

Meeting Minutes
Corner Meeting House
Thursday, September 23, 2021 – 8am

Members Present: Town Administrator K. Jeanne Beaudin, Works Director Craig Clairmont, Land Use Technician Richard Ball, Assistant Fire Chief Black, Police Lieutenant Stephen Akerstrom and Interim Town Planner Candace Daigle.

Also Present: Assistant Town Administrator/Assessing Alicia Jipson and Assistant Public Works Director Brian Jackes.

Others Present: Jon Rokeh, PE

C. Daigle 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 following is a brief synopsis of the property discussions held.

Matthew Gault: Review Site Plan proposal for Light Manufacturing (three garage bays for welding shop) and Contractor's Yard (three garage bays for interior-parts, fasteners, aluminum extrusion, carpet rolls; exterior for-parking/storage of trailers, aluminum frames, HDPE flotation, pressure treated lumber, construction materials). Property located in the Commercial District, 682 Laconia Road, Tax Lot 230-043-000-000.

No one was present for this application

Gilmanton Sand & Gravel: Review Boundary Line Adjustment proposal to transfer 16.16 acres from Tax Lot 247-002-000-000 (Watson) to Tax Lot 245-001-000-000 (GS&G). Properties located in the Rural and Industrial Districts. Staff reported the compliance status of both existing lots to be apparently compliant. Both lots will remain compliant in size & frontage. No ZBA approval required.

Lot: Properties are located in the Rural & Industrial Zones-with uses including single family residence, outbuildings and open space (Watson lot) and earth excavation, contractor's yard and dumpster storage on the GS&G lot.

The specific area being transferred is in the R Zone, not within the Aquifer & Groundwater Protection Zone, not in the Floodplain, and apparently in Current Land Use.

Proposed Use: Use is permitted, requires Planning Board approval.

Discussion:

Jon Rokeh, PE was present for this discussion. He explained that GS&G wishes to expand their existing quarry. The expansion will occur on the portion of the Watson lot to be purchased as a result of this boundary line adjustment. Although they are starting the exploration and administrative activities to work towards the quarry goal, there are currently no plans available to review. This application is strictly for the property transfer. He noted Mr. Watson is agreeable and has signed all required authorizations for this application to proceed.

The proposal is to transfer 16.16acres from the existing 329ac Watson property to become part of the existing 205ac GS&G property. Since the area being transferred will continue to have only the remaining Watson property as an abutter there will be no new abutters when the new quarry application is made to the Town.

C. Clairmont asked about the materials to be mined. Mr. Rokeh noted it will be processed ledge. The existing quarry will be directly expanded into this area. This will result in an operation of sufficient breadth and depth to operate for many, many years. C. Clairmont asked whether the strength or size of the blasts will increase; keeping in mind the proximity of the municipal wells. Mr. Rokeh said no, the existing quarry has been blasting without problem for some time and the upcoming operation would be the same. There should be no new issues.

J. Beaudin commented that the parcel to be transferred is in Current Land Use and penalties would be assessed as the parcel is developed. Discussion occurred about the need for an updated CLU map, but it was noted that only 1 acre of the 329 acres appeared to be out of CLU and that was on the other end of the property.

C. Daigle noted this was a preliminary map, but there were some comments she would send to Mr. Rokeh. They would probably want a waiver for surveying the remaining lot but should refer to an existing plan if there was one. There should be a note that no review or approval of the future quarry is implied. There needs to be a signature block for Gilmanton. There is a more detailed process for recording the transfer deed.

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

Minutes:

MOTION: On a motion by R. Ball, seconded by J. Beaudin, it was voted unanimously to adopt the minutes of July 22, 2021 as written. (6-0)

There was still no one present for the Gault application.

Adjournment: The meeting adjourned at 8:23am

Prepared by,



Candace L. Daigle
Town Planner