



CONSERVATION COMMISSION TOWN OF BELMONT, NH

Wednesday, December 1, 2021

Belmont Mill Tioga Conference Room and Remotely by Zoom
Belmont, New Hampshire

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

The Vice Chairman opened the meeting at 6:05 pm and welcomed those in attendance.

Alternate Members P. Tessier and S. Irving were appointed as voting members.

Board's Action – Minutes 11/03/2021:

MOTION: On a motion by D. Naiva, seconded by S. Irving, it was voted to approve the minutes of November 3, 2021.

Roll call: T. Threlfall – Aye, D. Naiva - Aye, P. Tessier - Aye, S. Irving – Aye. (4-0-1)
R. Mooney abstained.

NH Department of Environmental Services Applications:

- 1. Jodi/Michael Palmieri – 202 Gardners Grove – Map/Lot 119-020-000-000:** Expedited Minimum Application under technical review to replace rotted timber steps used for dock access with granite steps. Same location with no grade change.
- 2. DKC Realty – 62 Sunset Drive – Map/Lot 104-046-000-000:** Wetland PBN complete to impact 260sf along Lake Winnisquam to replace an existing retaining wall.
- 3. Tom Leeds – 120 Elaine Drive - Map/Lot 107-097-000-000:** Shoreland PBN rejected due to nonconforming expansion of a deck attached to a primary structure.
- 4. Winnisquam Yacht Club - Laconia Road – Map Lot 224-097-000-000:** Revised AoT submitted.

Current Planning Board/ZBA/ARC Applications:

1. Planning Board 11/22/2021–

- a. Winnisquam Yacht Club – Laconia Road – Map/Lot 224-014-000-000:** The Board approved a site plan request for two interior boat storage buildings and one exterior (open faced) boat storage building.
- b. Proposed Zoning Amendments:**
 - i. Detached Accessory Dwelling Units (ADUs):** The Board will consider allowing detached

ADUs, where right now only ADUs attached to the primary residence are allowed. An example of what is proposed would be to allow an apartment above a detached garage.

- ii. **Single-Family Subordinate Dwelling Units:** The Board will consider updating and clarifying the ordinance for subordinate dwelling units that are attached to commercial or industrial use.
- iii. **Minor Subdivision - Approved Private Road Standards:** The Board will hold a public hearing to consider an amendment to the Subdivision regulations for approved private road standards. The current regulations require 150 or 180 feet of frontage on a road that is up to Town standards and approved by the Planning Board. The amendment would be for single lot or two lot subdivisions on a reduced standard road. R. Ball said housing is a huge issue and the need is great. This would help reduce the expense of a minor subdivision.

2. Zoning Board – 11/17/2021:

- a. **Jennifer Bouchard for Sunset Beach Condominium – 72 Sunset Drive – Map/Lot 107-150-000-002:** The Board approved two variances to allow a carport closer than allowed (4.3') to the side property line (25'), and closer than allowed (19.4') to an unrelated structure (30').
- b. **Jeffrey & Heather Deardorff – 6 Rodin Road – Map/Lot 111-055-000-000:** The Board granted three variances to construct two additions to a preexisting nonconforming structure: 1) a front entry way closer to the side property line than allowed but not closer than the preexisting structure; 2) a front entry way closer to the front property line than allowed; and 3) a garage/expanded living area closer to the front property line than allowed but not closer than the preexisting structure.

3. ARC – 11/18/2021:

- a. **John & Carolyn Carr, JCCO Holdings LLC – 631 Laconia Road – Map/Lot 230-094-000-000:** Review for site plan proposal for a Contractor's Yard (landscaping contractor).

Projects:

- 1. **Christopher Paré – Climate Change:** This item was tabled.

2. Save Forest Lake Support Request:

R. Ball explained that an email requesting support from the Belmont Conservation Commission in the fight against Casella putting a landfill next to Forest Lake had been submitted and forwarded to members for review. The group is looking for support of a bill that would create a two-mile buffer zone between New Hampshire State Parks and landfills. Forest Lake is located near Littleton. There was discussion about whether other area Conservation Commissions had received the same request. R. Ball noted that only directly impacted towns such as Bethlehem, Littleton and Dalton had received the same request. It is likely that Belmont received a request because Casella has an office here. Support letters have been submitted to the organization by the Conservation Law Foundation, the Society for the Protection of New Hampshire Forests, the Department of Natural and Cultural Resources, the New Hampshire Sierra Club, local Conservation Commissions, and others. The Belmont Board of Selectmen (BOS) have submitted a letter to the legislature opposing the bill to create a two-mile buffer zone between state parks and landfills.

The location of the landfill and its proximity to the state park and Forest Lake itself were shown on-screen for all members. S. Irving observed that it looks close. R. Ball said it is 2,800 feet which is one-half of a mile. D. Naiva expressed concern that 17 acres of wetlands and 5 vernal pools will be destroyed, 160 acres will be clear-cut, and that 49% of the waste will come from out-of-state. She asked R. Mooney if she had any input on the conversation. R. Mooney said there is never a proper place to put a landfill because it is trash. Sometimes Casella will not accept large items because they are maxed out.

It is her understanding that trash disposal sites within trucking distance of Town are limited at this time. She asked members to consider things from the Town's position. What if we have no place to take our trash? What do we do? Everyone is used to having trash pickup at their driveway, but what if suddenly that can't happen? The Town is working with Laconia and looking at co-venturing for trash pickup. D. Naiva asked R. Mooney if she thinks Belmont's trash will end up at the new proposed landfill. R. Mooney said yes, there is a lot of our trash going to Bethlehem but they are almost maxed out. Some of our trash goes to New York. The Commission discussed recycling and associated expenses, other potential locations for landfills, and reducing waste.

R. Mooney said the BOS works really hard to keep expenses down and they get complaints when taxes go up. They try to keep the Town portion under control.

There was discussion that the Belmont Conservation Commission may have been singled out to show support in order to apply more pressure to Casella. It was the consensus of the Commission that it is not a position the Commission should take up.

D. Naiva encouraged individuals who oppose the landfill to join the Save the Forest Lake group or to join a group that meets about the State Solid Waste Plan to figure out the future of landfills.

3. Daniel Ladd Farm:

R. Ball informed the Commission that the surveyor who originally quoted for the work is actively surveying again and will continue with the work at the Daniel Ladd Farm.

Complaints/Violations/Concerns/General Info:

Budget/Expenditures:

2022 Proposed Budget Overview:

R. Ball reported that incorrect information was shared on the budget at the last Commission meeting. The BOS has put forward \$4,700 for projects and invasives. The Commission had talked about doing a ballot question about not turning over unexpended funds to the Conservation Fund. There was discussion about a Capital Reserve Fund. It was the consensus of the Commission to wait to make any decisions until the Chairman can join the discussion.

R. Ball also noted that the correct date of the Budget Committee meeting is December 14th. D. Naiva asked who will be representing the Commission. R. Ball stated that he and S. Whearty would be, and he will invite the Commission Chairman and Vice Chair, but anyone who wants to attend can do so.

Next Meeting: It was the consensus of the Commission to hold the next regular meeting January 5, 2022.

Adjournment:

MOTION: On a motion by T. Threlfall, seconded by S. Irving, it was voted unanimously by roll call vote to adjourn at 6:42 pm. Roll call: T. Threlfall – Aye, D. Naiva - Aye, P. Tessier - Aye, S. Irving – Aye, R. Mooney – Aye. (5-0)

Respectfully submitted:

Colleen Akerman
Building and Land Use Clerk