



CONSERVATION COMMISSION TOWN OF BELMONT, NH

Wednesday, April 6, 2022
Belmont Mill Tioga Conference Room and Remotely by Zoom
Belmont, New Hampshire

Present: Members Denise Naiva, Keith Bennett, Ed Stephenson, Jane Jordan, Ruth Mooney, Ex-Officio; Alternate Members Pauline Tessier and Georgina Lambert.
Absent: Chairman Scott Rolfe; Vice Chair Terry Threlfall, Jr.; Student Members Ella Irving and Christopher Paré; Alternate Member Susan Irving.
Staff: Sarah Whearty, Karen Santoro, and Colleen Akerman.
Zoom: None.

Introductions were made for new Land Use Technician Karen Santoro and new Alternate Member Georgina Lambert, and all other members and staff. Everyone shared a little information about themselves and why they are a Commission member.

It was the consensus of the Commission that D. Naiva step in as acting Chairman to preside over the meeting.

Acting Chair D. Naiva opened the meeting at 6:10 pm and welcomed those in attendance. She said any party experiencing difficulty in accessing the meeting at any point should call 603-267-8300 x101, and the meeting will be recessed until access can be restored for all parties.

Alternate Members Pauline Tessier and Georgina Lambert were appointed as voting members.

Board's Action – Minutes 01/05/2022:

MOTION: On a motion by E. Stephenson, seconded by K. Bennett, it was voted unanimously to approve the minutes of January 5, 2022. (7-0)

NH Department of Environmental Services Applications:

- 1. George Duguay – 831 South Road & South Road – Map/Lots 247-001-000-000 and 247-003-000-000:** Forestry SPN notification complete.
- 2. David Paquette – 9 Gilman Shore Road – Map/Lot 111-063-000-000:** Shoreland Standard permit under technical review to build an attached garage, remove existing shed, and convert gravel driveway into permeable driveway.
- 3. Loons of Winnisquam Rev Trust – 21 Gilman Shore Road – Map/Lot 111-069-000-000:** Wetland PBN complete to impact 78.9sf along 78.9lf of Lake Winnisquam to replace in kind, an existing legal retaining wall.
- 4. Vault Motor Storage - 1213 Laconia Road – Map/Lot 241-006-000-000:** Alteration of Terrain application to disturb 229,783sf of material. DES sent a request for more information.

5. **Kimberly & Martin Conway – 31 Dutile Shore Road – Map/Lot 103-005-000-000:** Standard Dredge & Fill application under technical review to repair/replace existing 2' wide by 4' high pre-cast concrete block retaining wall along 100' of shoreline.
6. **Scott Naismith – 50 Nancy Drive – Map/Lot 107-074-000-000:** Shoreland PBN rejected for Techo-Bloc patio. There is some history with this site. They got a permit to replace the driveway and were then asked to amend their permit for what was actually installed. They were also asked to amend their shoreland permit further for the patio. It was rejected because it was after-the-fact and they will need a full shoreland permit.
7. **Kenneth Wilner – 12 Rodin Road – Map/Lot 111-054-000-000:** Shoreland application under technical review to construct fire pit and seating area using large non-congruous bluestone slabs with grass between; and Dredge & Fill application under technical review for construction of a perched beach.
8. **Matthew & Timothy Morgan – 25 Wakeman Road – Map/Lot 111-020-000-000:** Shoreland PBN to impact 900sf of protected shoreland to remove paver path and decks, and install a pervious patio in the footprint of an existing deck.
9. **Carolyn & Steven Buckley Trust – 198 Gardners Grove Road – Map/Lot 119-021-000-000:** Shoreland PBN accepted to impact 870sf of protected shoreland to construct addition, expanded deck and porch.
10. **Kurt Nelson – Sunset Drive - Map/Lot 104-026-000-000:** Wetland PBN complete to impact 9sf of palustrine emergent wetland to install utility and anchor pole.
11. **Tom Leeds – 120 Elaine Drive – Map/Lot 107-097-000-000:** Shoreland PBN under technical review to extend existing deck to end of home, and to build stairs off edge of walkway. Stairs will act as erosion and runoff control also.
12. **Peter Lincoln – 515 Union Road – Map/Lot 222-072-000-000:** Statutory Permit by notification complete to replace existing failing 36" x 20' corrugated galvanized steel culvert with corrugated HDPE culvert in same footprint.

1. Current Planning Board & ARC:

a. Planning Board Subdivision and Site Plan Regulation Amendments:

- i. The Board voted to amend the Subdivision Regulations for Private Road Standards for a Minor Subdivision of up to three lots to create frontage on a private road that would not be as costly to construct as a road built to Town standards. For a three-lot subdivision, they will only need a 30' right-of-way (ROW) and 14' with a solid base instead of a road with a 50' ROW and 24' of pavement.
 - ii. The Board voted to amend the Subdivision and Site Plan Regulations to allow waiving the ARC requirement in specific situations such as extensions.
 - iii. The Board voted to amend the Subdivision and Site Plan Regulations for noticing requirements. This alternative could be a big cost savings to post notices to the website instead of the newspaper.
- b. Paul Zuzgo for Raed Hertel Family Trust – Jamestown Road – Map/Lot 118-016-000-000:** The Planning Board denied a subdivision application, the applicant withdrew another subdivision application, and an application to subdivide one lot into seven was tabled for additional information about sewer, buildable areas and access. The major issue is the requirement that if any new lot is within 500' of municipal sewer, every new lot needs to connect. The applicant is requesting a waiver for the sewer requirement.
- c. TAP Public House Inc. – 930 Laconia Road – Map/Lot 122-057-000-000:** The Planning Board denied an application without prejudice; to allow outdoor seating, expand the use to include the downstairs and add parking spaces. They will need to submit a new application for any proposals.

- d. Barton & McDonald Co. – 963 & 985 Laconia Road – Map/Lots 122-076-000-000 & 125-047-000-000:** The Board closed their file for Earth Excavation approval because it has expired.
- e. Ward Peterson – 661 Province Road – Map/Lot 226-074-000-000:** The Zoning Board granted a Special Exception of the Zoning Ordinance for a Contractor’s Yard. The Planning Board approved a Site Plan request (Tree Service).
- f. Aranosian Oil Company – 93 Daniel Webster Highway – Map/Lot 201-093-000-000:** The Planning Board approved a one-year extension of a previously approved Site Plan for a gas station, convenience store and food drive-thru window/lane. They have been waiting for NHDOT with regards to offsite improvements. As part of the project, NHDOT is requiring Ladd Hill be widened and a turning lane added. They are planning to demo the building mid-April, blast in mid-May and then work on the construction.
- g. Matthew & Heather Gault – 682 Laconia Road – Map/Lot 230-043-000-000:** The Zoning Board granted a Special Exception of the Zoning Ordinance for a Contractor’s Yard, storage of equipment trailers, aluminum frames, and pressure treated lumber. The Planning Board tabled a Site Plan request. Waivers for Screening and Stormwater Management and Report were denied.
- h. Route 106 Realty Trust – 26 & 36 Laconia Road – Map/Lots 205-050-000-000, 205-052-000-000, and 205-054-000-000:** The Planning Board approved an amendment to a previous Site Plan to include a Conditional Use Permit for a subordinate dwelling unit, and also approved a lot merger for lots 205-052-000-000 and 205-054-000-000.
- i. Route 106 Realty Trust – Laconia Road – Map/Lot 217-108-000-000:** The Planning Board approved a Site Plan request for a Contractor’s Yard (limo service) and a Conditional Use Permit for a subordinate dwelling unit. ZBA approval is still needed.
- j. Route 106 Realty Trust – Laconia Road & 28 Corriveau Way – Map/Lot 217-114-000-000:** The Planning Board tabled a Site Plan request for a Contractor’s Yard, commercial building (motor vehicle & trailer service, professional offices, light manufacturing, retail stores and a service business), and a Conditional Use Permit for a subordinate dwelling unit to April 25, 2022. A Change of Tenant application will be required for each new business. If it is an intensive change of use, they would need to see the Planning Board again. We are waiting on test pits because there is septic under the parking area. The majority of the lot is paved, with a detention pond and the building. The applicant has requested an additional continuance to the May meeting.
- k. Vault Motor Storage – 1213 Laconia Road – Map/Lot 241-006-000-000:** The Planning Board approved a Site Plan request for a 2-story, self-storage facility with an accessory structure and a Conditional Use Permit for lot coverage. This is just down the street from the original Vault Storage location. NHDOT has worked on driveway permits for temporary access to cross Route 106 but it will be closed at the end of construction.
- l. Lakeview at Belmont, LLC – 89 Ladd Hill Road – Map/Lots 201-066-000-000 & 201-067-000-000:** The Planning Board reviewed a design for ten 2-bedroom detached condominium units in an Open Space Subdivision, and four single-family residential lots, common area, and convertible area, while maintaining the golf course. The applicant has made significant changes to their proposal so they will be asked to go back to the ARC.
- m. ConvenientMD – 77 Daniel Webster Highway – Map/Lot 201-029-001-000:** The Planning Board voted to bring them in for a Compliance Hearing regarding the poor slope conditions.
- n. Gilmanton Sand & Gravel – 28 Stone Road – Map/Lot 245-001-000-000:** The Planning Board tabled an application for Earth Excavation for a new quarry because additional information is required. They will be using the existing infrastructure.
- o. Craig Roeder – 60 Bean Hill Road – Map/Lot 218-004-001-000:** There was an ARC review of a Subdivision proposal to subdivide one lot into two residential lots. A previous subdivision condition prevents an additional subdivision due to sight distance. The Planning Board agreed

that if Mr. Roeder could show appropriate sight distance, the Board would consider a new subdivision proposal.

- p. **Lakes Landscape Materials LLC – 963 Laconia Road – Map/Lot 122-076-000-000:** There was an ARC review of a Site Plan proposal to run a retail landscape materials yard. They decided not to move forward.
- q. **46 Horne Road LLC – 46 Horne Road – Map/Lot 218-119-000-000:** There was an ARC review for a 9-lot subdivision. This proposal is for a frontage subdivision with no new road.
- r. **Grenier Family Revocable Trust – Depot Street – Map/Lot 235-032-000-000:** There was an ARC review of a Site Plan proposal for commercial building and associated site improvements for trailer sales/repair facility.

2. Current Zoning Board:

- a. **David & LeeAnn Fay Ellis – 3 Welcome Road – Map/Lot 121-026-000-000:** The Board granted two Variances of the Zoning Ordinance to replace a manufactured unit closer to Perkins Road and Welcome Road than allowed.
- b. **Route 106 Realty Trust – 54 Peggy Drive – Map/Lot 210-017-000-000:** The Board granted a Variance to construct a single-family residence in the Commercial Zone. They will be applying for a variance from the Zoning Board for the billboards.

Projects:

1. Main Street/Depot Street Intersection – NHDOT Project – Priority Resources Areas:

NHDOT contacted the Town to talk about the Main Street/Depot Street project and if the Town had a priority mitigation list. The project will be advertised in October 2024. S. Whearty worked with Rick Ball (former Land Use Technician) and there is not a list. This might be a good opportunity to learn about it and work together to develop a list. When big projects are required to provide off-site mitigation, the funds can be directly applied to Town-prioritized projects. The intersection project will likely have environmental impacts and NHDOT was trying to determine if the Town has identified any priority mitigation areas in their work area.

R. Mooney said she has been working on this project since she was elected. It is a dangerous intersection. Senators, NHDOT representatives and the highway commissioner have visited the project area and moved the project higher up on their list. The Town has no control over the project because they are state roads. Parking spaces have already been eliminated on Main Street to help large trucks make the turn onto Main Street.

S. Whearty said Rick Ball emailed an info sheet to S. Rolfe about the list. All members should brainstorm for discussion at a future meeting.

Budget/Expenditures:

Bartlett Tree Service:

S. Whearty reported that the \$2,300 cost of treatment for the trees in downtown came from the Building & Grounds budget and not the Conservation Commission budget. The Boost liquid treatment was done as part of the Village Revitalization.

Complaints/Violations/Concerns/General Info:

Zoom Meetings:

S. Whearty inquired if the Commission wishes to continue offering a Zoom option for meeting access now that the Selectmen have removed the mask mandate. It was noted that 4 members must be

physically present in the meeting room to meet quorum requirements.

MOTION: On a motion by K. Bennett, seconded by E. Stephenson, it was voted unanimously to continue offering Zoom meeting access for the Conservation Commission. (7-0)

Elections:

It was the consensus of the Commission to wait until all members can be present to hold elections.

Student Members:

The Commission discussed finding new student members. D. Naiva suggested changing the current member application form for student use by removing the “must be age 18” requirement only for student applicants. It was noted that student members are approved by the Conservation Commission and not through the Selectboard. D. Naiva will contact the high school about finding new applicants.

May Meeting:

D. Naiva shared that Ms. Donna Hepp from the Belknap County Conservation District (BCCD) will be joining our May meeting to discuss utilizing the grant money obtained to develop a plan for the Tioga and Currier-Sanborn properties. These locations have no trail networks and may need mitigation for invasive species. Please think about what you would like to see.

Belmont Old Home Day:

D. Naiva would like to offer a booth again this year. Last year there was a plant sale and a raffle. E. Stephenson was there representing the Winnisquam Watershed Network and P. Tessier was there for the Silver Lake Association. She had samples of milfoil and other invasives.

There was discussion about free water testing for people with wells. Some years ago, kits were collected and distributed that were tested at a lab in Concord. R. Mooney asked what it tests for. D. Naiva explained there are different levels of testing and she will check into what is available. She thinks it is important to increase awareness about water quality.

Andrew Sanborn Farm:

The Commission discussed problems at the property. There were pallets burned in front of the gates that left several hundred nails which are a danger to people and animals. K. Santoro will ask DPW if they can remove the nails from the area. The “No Parking” and “No ATVs” signs have been stolen. There are more bullet holes in other signs. The location is tricky because it is at the intersection of Belmont, Gilford and Gilmanton. Local authorities determined the gate location is in Belmont even though the road is in Gilford.

There is a significant safety issue with the shooting that is happening because someone could be shot walking down the trail. About 15 trees have been cut down from shooting. There could also be a ricochet. The Belmont Police Department will be monitoring the area. The beaver pond was posted and shooting was shut down.

Land Use Packets for Comments:

Currently the Chairman receives packets from Planning and Zoning for any new proposals and may comment on those projects so the Commission has input. The person reviewing the packets is not required to be the Chairman.

Next Meeting: The next regular meeting will be May 4, 2022.

Adjournment:

MOTION: On a motion by K. Bennett, seconded by E. Stephenson, it was voted unanimously to adjourn at 7:20 pm. (7-0)

Respectfully submitted:

Colleen Akerman
Building and Land Use Clerk