



BELMONT APPLICATION REVIEW COMMITTEE APPLICATION FOR MEETING

AMENDED

Application type: ☐ Subdivision ☒ Site Plan ☐ Boundary Line Adjustment ☐ Earth Excavation ☐ Approval Extension ☐ Other

Applicant: QUAIN TRUST **Contact Person:** PHILIP A. BROUILLARD

Tele: 603-524-4450 Cell Phone: 603-520-5557 Fax: 603-528-3646 e-mail: PHILB@WORLDPATH.NET

Mailing Address: 16 ACADEMY STREET, LACONIA, NH 03246

Land Owner: QUAIN TRUST **Contact Person:** PHILIP A. BROUILLARD
(If different)

Tele: SAME Cell Phone: SAME Fax: SAME e-mail: SAME

Mailing Address: SAME

Agent: ROKEH CONSULTING, LLC **Contact Person:** JON ROKEH, PE
(If any)

Tele: 603-387-8688 Cell Phone: 603-387-8688 Fax: e-mail: JON@ROKEHCONSULTING.COM

Mailing Address: 89 KING ROAD, CHICHESTER, NH 03258

Address of Property: 930936 LACONIA ROAD Zoning District(s): C

Tax Map & Lot #(s): 122/057 Lot size: 1.0 (acres)

Describe **existing** uses & structures on the property: 2 BUILDINGS AND PARKING LOT 930: BROOKSIDE HOUSE OF PIZZA AND TAP PUBLIC HOUSE, INC, 936: BROKEN VOLK/VACANT/LAUNDRO MAT

Describe **proposed** uses, structures, construction or modifications: AMEND SITE PLAN TO SHOW UPPER PARKING LOT, ADD PARKING SPACES, ADD DECK TO TAP PUBLIC HOUSE (APPLY ZBA) AND SHOW PROPOSED BUILDING PER 1995 APPROVAL (NOTE:NO PLANS TO BUILD AT THIS TIME). REMOVE EXISTING 1000 GALLON PROPANE TANK AND EXISTING JERSEY BARRIER AND CONNECT TO UNDERGROUND PROPANE TANK ON SITE.

6/10/2022

Date

QUAIN TRUST

Philip A. Brouillard
Signature of Applicant or Authorized Individual
(If other than Landowner, attach letter of authorization)

PHILIP A. BROUILLARD, TRUSTEE

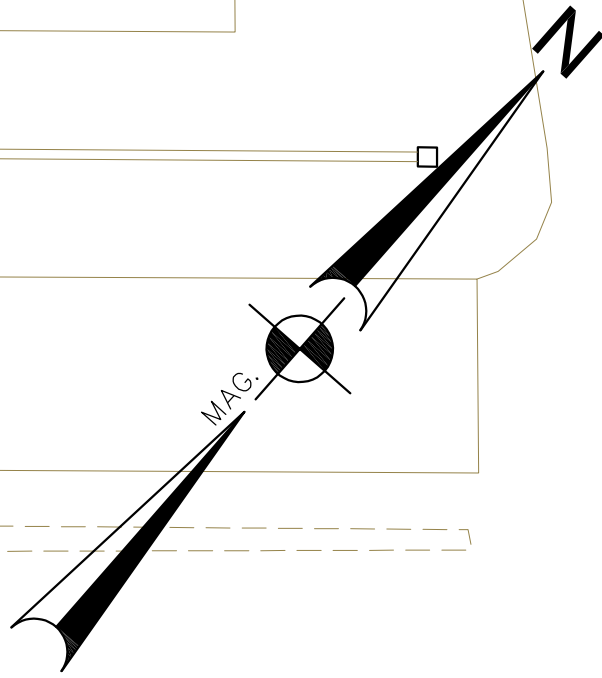
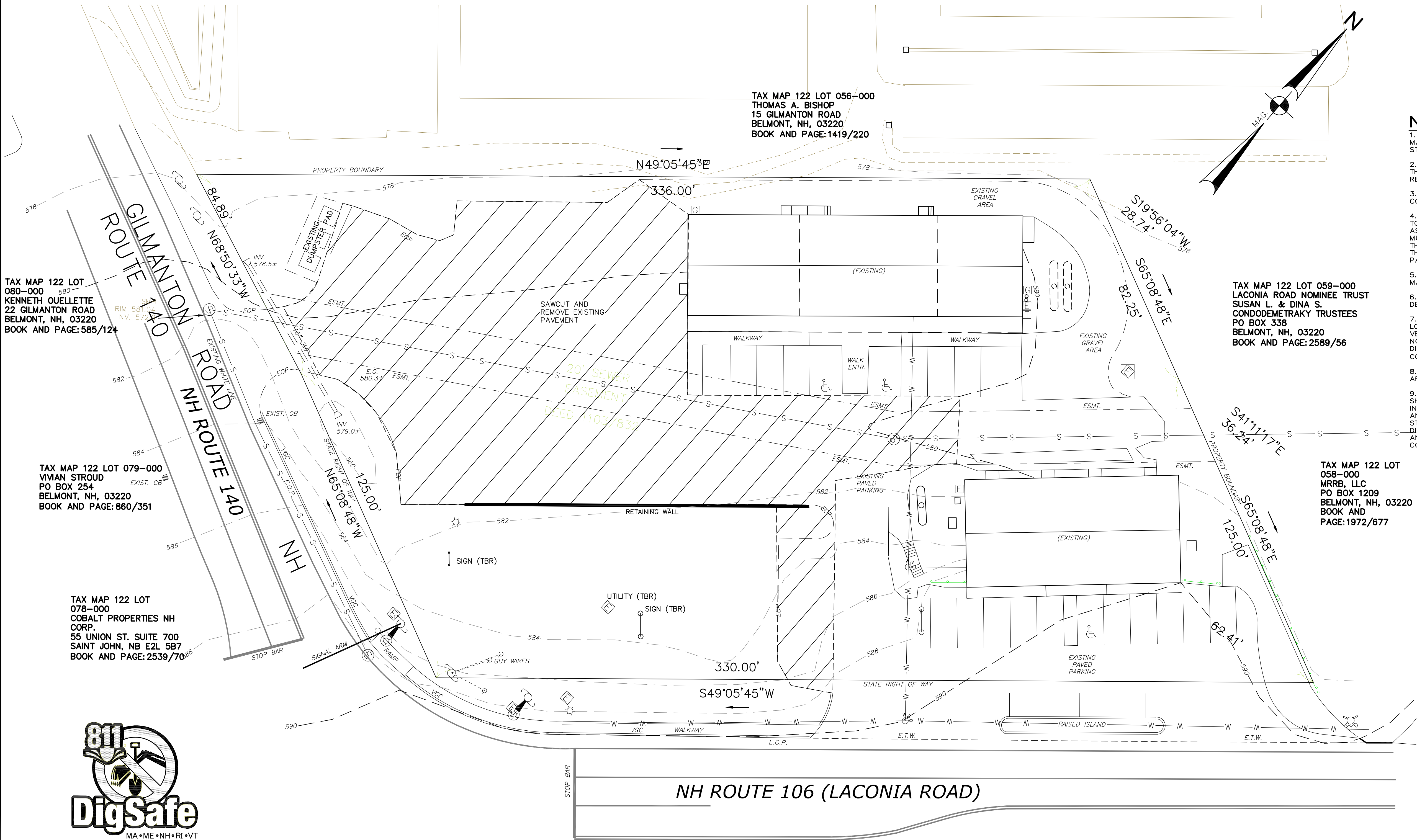
Application must be submitted to the Land Use Office by the review committee closing date for the meeting you wish to attend. You must meet with the review committee prior to submission of your application to the Planning Board.

The following information in hardcopy is required at the time this application is submitted.

- Application form (1 copy)
- Narratives, pictures and other similar information to assist in your discussion with the review committee (1 copy)
- Preliminary site and/or building plans, if available (3 copies full-scale, 1 copy reduced-scale)

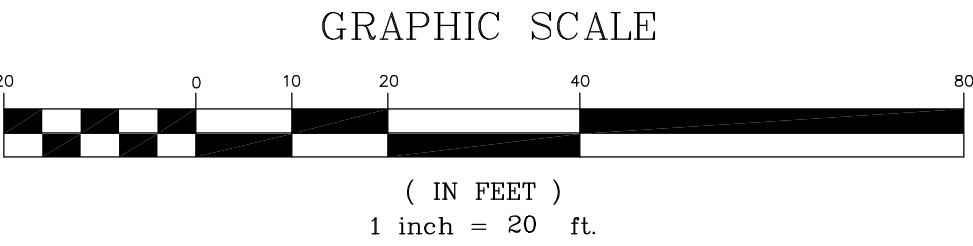
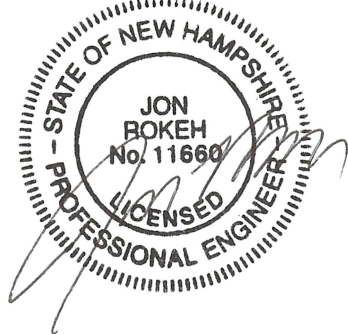
One electronic copy of the full application packet shall also be e-mailed to planner@belmontnh.org at the time of submission

You will receive confirmation of receipt of this application and scheduling of your meeting with the review committee.



- NOTES:**
1. THE SUBJECT PARCEL IS LOT 1-1 ON THE TOWN OF BELMONT TAX MAP 24. THE OWNER OF RECORD IS PHILLIP BROULLIARD, 16 ACADEMY STREET, LACONIA, NH 03246.
 2. THE SUBJECT PARCEL IS ZONED FOR COMMERCIAL USE. THE PROPOSAL FITS WITHIN THE TOWN OF BELMONT ZONING REGULATIONS AND SETBACKS HAVE BEEN SHOWN.
 3. THIS PLAN IS THE RESULT OF AN ON-SITE INSPECTION OF CURRENT CONDITIONS AND COMPILED FROM PREVIOUS DESIGN PLANS OF RECORD.
 4. THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED IMPROVEMENTS TO AN EXISTING PARCEL FOR A NEW COMMERCIAL USE BUILDING WITH ASSOCIATED PARKING AND STORMWATER RUN-OFF REQUIREMENTS. MUCH OF THE NEW DRAINAGE STRUCTURES ARE TO REPLACE A SYSTEM THAT HAVE BEEN REMOVED. THE NEW BUILDING HAS A ROOF AREA OF 1984 SF AND THE ADDITIONAL PARKING AREA NEEDED HAS A SURFACE AREA OF 8350 SF.
 5. THE VERTICAL DATUM IS NAVD 1988 AND THE HORIZONTAL DATUM IS MAGNETIC OBSERVATION.
 6. THERE ARE NO FLOOD ZONE REQUIREMENTS FOR THIS PROPOSAL AS DETERMINED BY CURRENT F.I.R.M. MAPS.
 7. THE UTILITY INFORMATION SHOWN IS BASED ON THE ABOVE GROUND LOCATION OF VISIBLE UTILITIES. THE CONTRACTOR NEEDS TO FIELD VERIFY ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THIS OFFICE DOES NOT GUARANTEE THE LOCATION AND ACCURACY OF THE UTILITY DATA. DIG SAFE SHALL BE CONTACTED 72 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION (811).
 8. THERE ARE NO JURIDCTIONAL WETLANDS ON THE PROPERTY IN THE AREA OF CONSTRUCTION FOR THIS PROJECT.
 9. SILT-SAK OR ANOTHER METHOD OF SILT AND SEDIMENT CONTROL SHALL BE INSTALLED IN EACH NEW STRUCTURE ONCE THE STRUCTURE IS INSTALLED UNTIL SUCH A TIME WHEN THE PARKING AREAS ARE PAVED AND LOAM AND SEED AREAS SURROUNDING THE NEW PAVING ARE FULLY STABILIZED WITH A HEALTHY GROWTH OF VEGETATION. REMOVE AND DISPOSE SILT-SAKS ONLY AFTER THAT OCCURS. PERIODICALLY INSPECT AND EMPTY AND MAINTAIN THE SILT-SAKS DURING THE ENTIRE CONSTRUCTION PROCESS UNTIL THAT TIME.

SEE DETAIL SHEETS FOR NOTES ABOUT CONSTRUCTION SEQUENCE, AND PROCEDURES FOR PROPER CONSTRUCTION AND EROSION CONTROL PRACTICES.



CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION

THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. THE ENGINEERS MAKE NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ANY UTILITIES WHETHER THEY BE ABOVE OR BELOW GROUND. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 1-800-DIG-SAFE.

Owner:
Phillip Broulliard
16 Academy Street
Laconia, NH 03246

Developer:
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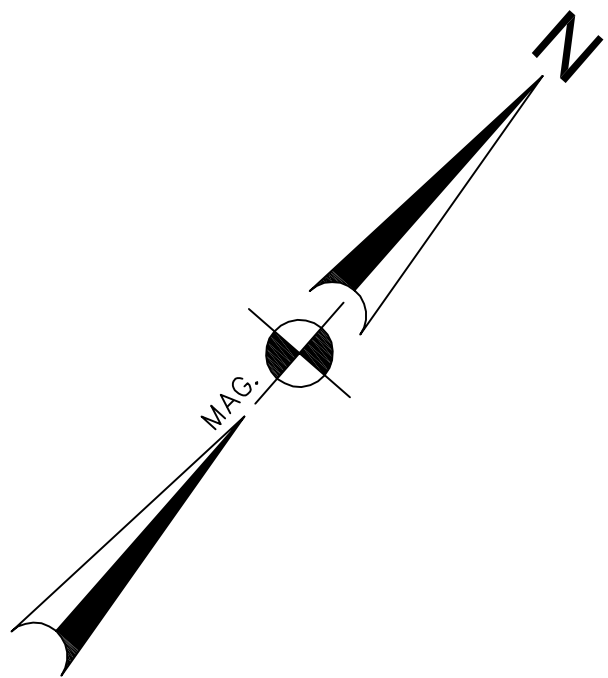
EXISTING CONDITIONS PLAN
TAX MAP 24 LOT 1-1
NH Route 106 and NH Route 140
Belmont, New Hampshire

REVISIONS			
DATE	DESCRIPTION	DWN BY	CK BY

Rokeh Consulting, LLC
89 KING ROAD, CHICHESTER, NH
PH: 603-387-8688

SCALE: 1"=20'
DATE: AUGUST 7, 2021
DR. BY: JR CK. BY: JR
JOB NO. _____
SHEET NO. 1 OF 5

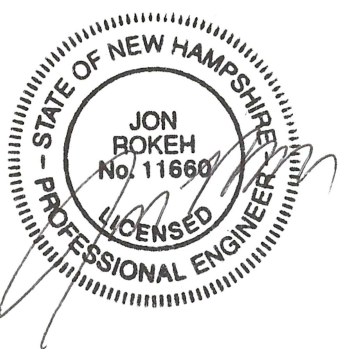
MAP 24 LOT 1-1
PARCEL AREA:
62,586 SF
1.44 AC±



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10. THERE ARE 66 PARKING SPACES PROPOSED INCLUDING 4 HANDICAP A SPACES WITH AT LEAST ONE HANDICAP SPACE IN FRONT OF EACH BUILDING.
11. A DECK IS PROPOSED IN ACCORDANCE WITH THE ZBA VARIANCE THAT WAS GRANTED FOR THE PROPERTY ON TO SIDE OF BUILDING 1.
12. 1000 GALLON ABOVE GROUND PROPANE TANK NEXT TO BUILDING 1 TO BE REMOVED AND BUILDING TO BE CONNECTED TO EXISTING UNDERGROUND TANKS ON THE NORTH SIDE OF BUILDING 2.

SEE DETAIL SHEETS FOR NOTES ABOUT
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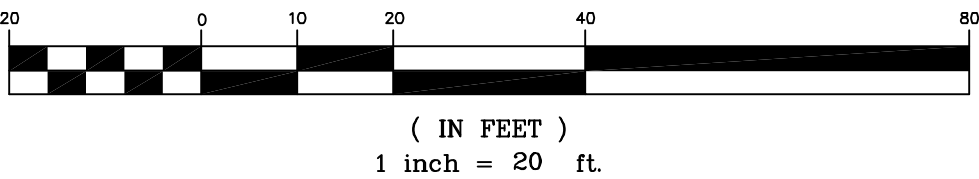
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NH ROUTE 106 (LACONIA ROAD)

GRAPHIC SCALE



Owner:
Phillip Broulliard
16 Academy Street
Laconia, NH 03246

Developer:
Phillip Broulliard
16 Academy Street
Laconia, NH 03246

SITE LAYOUT PLAN
TAX MAP 24 LOT 1-1
NH Route 106 and NH Route 140
Belmont, New Hampshire

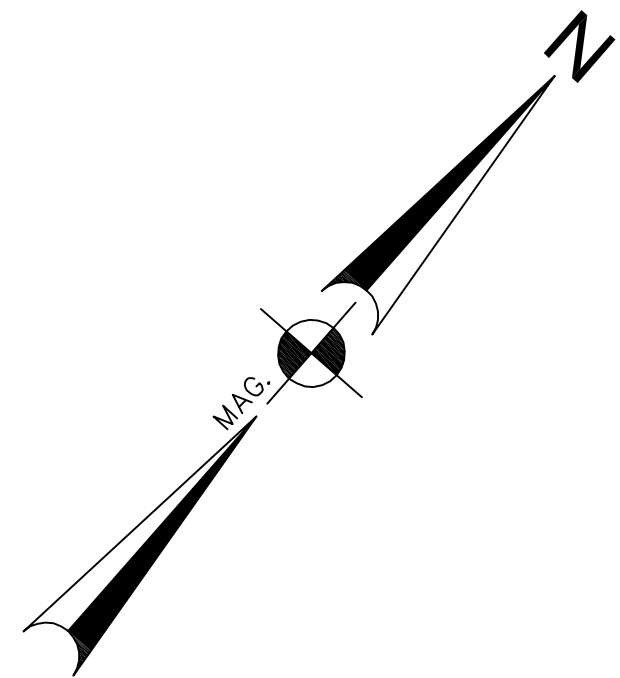
REVISIONS

DATE	DESCRIPTION	DWN BY	CK BY
6-6-22	UPDATED PLAN FOR GRADING ALONG ROUTE 106 AND ADD DECK	JR	JR

Rokeh Consulting, LLC
89 KING ROAD, CHICHESTER, NH
PH: 603-387-8688

SCALE: 1"=20'
DATE: AUGUST 7, 2021
DR. BY: JR CK. BY: JR
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SHEET NO. 1 OF 2

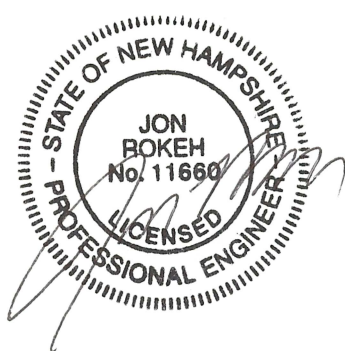
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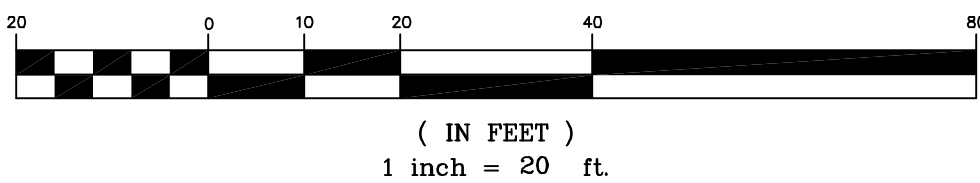
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NH ROUTE 106 (LACONIA ROAD)

GRADING, DRAINAGE AND EROSION CONTROL PLAN
TAX MAP 24 LOT 1-1
NH Route 106 and NH Route 140
Belmont, New Hampshire

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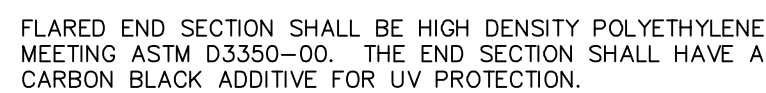
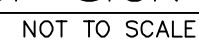
SCALE: 1"=20'
DATE: AUGUST 7, 2021
DR. BY: JR CK. BY: JR
JOB NO. _____
SHEET NO. 1 OF 2

1. ALL ROADWAY CONSTRUCTION MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH THE LATEST N.H.D.O.T. SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2010 INCLUDING SUBSEQUENT AMENDMENTS AND EDITIONS.

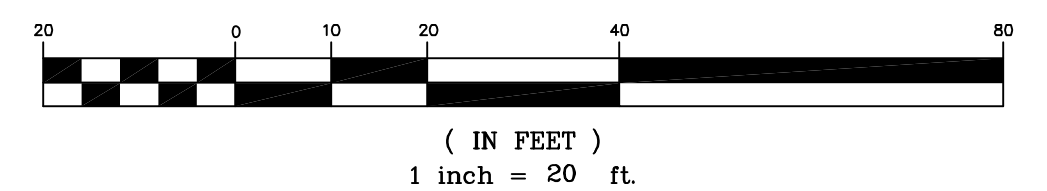
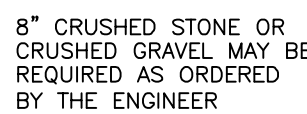
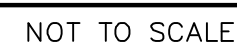
3. ALL LEDGE AND ROCK SHALL BE REMOVED TO 6" BELOW SUBGRADE.

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5. ALL ROADWAY CONSTRUCTION MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH N.H.D.O.T. SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE BELMONT SITE PLAN REGULATIONS.



NOT TO SCALE



SCALE: 1"=20'
DATE: AUGUST 7, 2021
DR. BY: JR CK. BY: JR
JOB NO. _____
SHEET NO. 4 OF 5

SCALE: 1"=20'
DATE: AUGUST 7, 2021
DR. BY: JR CK. BY: JR
JOB NO. _____
SHEET NO. 5 OF 5