PLANNING BOARD MINUTES

TOWN OF BELMONT, NH
MONDAY, May 19, 2025 6:00 P.M.
Belmont Mill 4th Floor Tioga Room
14 Mill Street & Zoom

Present:	Chairman Peter Harris, Vice Chairman Ward Peterson, Gary Grant, Mike LeClair, and Kevin Sturgeon.
Absent:	Selectmen's Rep Jon Pike, R. Pickwick
Alternates:	Susan Irving
Staff:	Karen Santoro, Town Planner.
Zoom:	None.

Chairman Harris opened the meeting at 6:00 pm and welcomed those in attendance. He announced that any party experiencing any difficulty in accessing the meeting through Zoom at any point, should call 603-267-8300 x 101, and the meeting will be recessed until access can be restored for all parties. He stated that because there was a Board member on Zoom tonight, they would be taking all votes by roll call vote.

Plan Submission and Public Hearing – White Oaks, LLC: Applicant is seeking an amendment to a prior Site Plan Approval to include vehicle washing detailing service on the property. Property is located at 52 Higgins Drive, Tax Lot 241-008-000-000, in the Industrial Zone. Planning Board Case # 06-25P.

Jon Rokeh was present to give the Board an update. He stated that the applicant is proposing a pressure wash system for the detailing. He stated that because of the way the lot slopes, they are proposing a 3,500-gallon holding tank with a catch basin on the top. Anything that flows from the power wash will flow into the holding tank, and once its full it will be taken to a waste water treatment plant. By doing it this way, there is no run-off and everything is self-contained. The wash bays will not use that much water. They can clean up to 60 RVs before the tank is full. The applicant has other locations where they have meters on the hoses, and it's only using 350 gallons of water after 7 or 8 vehicles. They are trying to determine where all of the water coming from the Higgins Drive location, and they still aren't sure. They think it might be from the irrigation. They are tracking all of it, and they should have more information at the next meeting.

MOTION: M. LeClair moved to continue Case #06-25P until June 23, 2025.
Second: G. Grant
Vote: All in favor, motion carried. (5/0)

Public Hearing - Eversource Energy: Pursuant to RSA 231:158, a public hearing shall be held for trimming and removal of trees and brush on roads designated as scenic roads (Jamestown Road)

The representative from Eversource was not present, so the Board continued the Public Hearing until June 23, 2025.

MOTION: M. LeClair moved to continue the Public Hearing until June 23, 2025.
Second: W. Peterson.
Vote: All in favor, motion carried. (5/0)

Amend/approve meeting minutes of April 28, 2025

MOTION: M. LeClair moved to approve the minutes of April 28, 2025 as written.
Second: K. Sturgeon.
Vote: All in favor, motion carried (5/0)

Staff Report
K. Santoro stated that there was a change of tenant for the mall. Ollie's Bargain Outlet is moving into the old Big Lots space.

The Town of Gilford is building a new DPW building. In the interim, they have a lease agreement for a contractor's yard on Durrell Mountain Road for the mechanics to use while the building is under construction.

The latest legislative update was distributed to the Board. Discussion followed.

ADJOURNMENT
MOTION: On a motion made by W. Peterson, seconded by M. LeClair, it was voted unanimously to adjourn at 6: 39 pm.
Vote: All in Favor, motion carried by roll call vote (5/0)

Respectfully Submitted

Susan M. Austin, Land Use Assistant