



BELMONT LAND USE OFFICE

NOTICE OF PUBLIC HEARING BELMONT PLANNING BOARD

The Belmont Planning Board will continue a public hearing commencing at 7p.m. on Monday, June 12th, 2006, at the Belmont Corner Meeting House, 16 Sargent Street, concerning the following proposed amendments to the Site Plan Review and Subdivision Regulations. No changes have been made to the language originally proposed for the 5/8/06 meeting. Copies of the complete text of the proposed amendments are on file for public inspection at the Town Clerk's Office and Land Use Office located in the Town Hall, at the Belmont Public Library and on the Town's web site at www.belmontnh.org.

Adopt minimum standards for new Campgrounds and expansions to existing Campgrounds including application submission, design, construction, operation and definitions.

Peter Harris, Chairman

Full Text of Amendments Proposed for the Belmont Site Plan Regulations (see pages 1-7)
Full Text of Amendments Proposed for the Belmont Subdivision Regulations (see pages 8-10)
Full Text of Amendments Proposed for both the Belmont Site Plan Review and Subdivision Regulations (see pages 11-12)

Full Text of Amendments Proposed for the Belmont Site Plan Regulations – Public Hearing 05/08/06:

1. Purpose: Adopt minimum standards for new Campgrounds and expansions to existing Campgrounds including design, construction, and operation.

Full Text: Add new Section.

Campgrounds:

The purpose of these Standards is to govern and control the orderly growth and development of campgrounds, maximize compatibility with surrounding land uses, avoid health and safety hazards, protect environmental and aesthetic resources, minimize demands on public services and protect the rural qualities of the community.

Proposals shall also comply with the Belmont Zoning Ordinance and Subdivision Regulations as well as all other applicable local, State and Federal Ordinances and Regulations. The following minimum standards shall apply.

- A. Campground Access:
1. Adequate landscaping, signage and lighting shall be provided.
 2. When used, gates shall be located beyond the registration point. Emergency access shall be facilitated by use of Knox box or padlock as necessary.
- B. Campsites:
1. Each campsite shall have a hardened surface parking pad sufficiently sized and constructed for the designated vehicle type – concrete or asphalt with appropriate headers is recommended.
 2. Parking pads shall be substantially level, but shall provide for water runoff.
 3. Campsite structures:
 - a. Permitted:
 1. Pavement and concrete parking and campsite pads.
 2. Recreational Vehicles including expansion sections in excess of 320 square feet.
 3. Open decks or screened enclosures not exceeding 144 square feet per site.
 4. Storage buildings not exceeding 64 square feet per site.
 5. A subordinate structure determined by the Planning Board to be commonly associated with, incidental to, and on the same lot as the campground.
 - b. Not permitted:
 1. Park Model Recreational Vehicles in excess of 320 square feet including expansion sections and/or additions are regulated as manufactured housing units and are not permitted in campgrounds.
 4. Minimum parking requirements shall be one and one-half space per campsite. Common parking may be utilized, but every campsite shall have at least one on-site parking space.

All parking shall be within a designated site or other approved parking area. No roadside parking is permitted.

5. Every campsite shall be graded for optimal drainage.

C. Layout/Design:

Recognized industry design standards shall be applied in all matters. It is highly recommended that an experienced campground design team be utilized to save the applicant time and cost and to result in a project benefiting the owner, campers and the community. The following minimum standards shall apply:

1. Design shall target proposed primary market.
2. All facilities shall comply with current applicable ADA requirements and consideration shall be given to providing flexibility to retrofit for future ADA regulations.
3. Service Buildings:
 - a. shall not be located closer than three hundred (300) feet to any waterbody, river or stream.
 - b. shall not exceed fifteen hundred (1,500) square feet each.
 - c. shall not be located closer than eighty (80) feet to a public street.
 - d. shall be provided at a maximum distance of 400' from all sites.
 - e. shall be constructed of materials, fitted with fixtures and provided with a maintenance schedule that promote health, convenience and cleanliness.
 - f. containing laundry facilities shall provide adequate on-site parking.
 - g. Maintenance area, building and facilities shall be secluded or screened from public areas.
4. Buffer:
 - a. A buffer area of natural vegetation shall be maintained adjacent to all campground property lines. This buffer area shall be maintained in compliance with a plan prepared to include generally accepted forest management and utilization practices.
 - b. Where needed to enhance aesthetics or to insure public safety, the buffer may be required to contain a fence, wall, earthen mound or other design feature approved by the Planning Board to complement the landscape and assure compatibility with the adjacent environment.
 - c. No campsite, service building, or recreational facility shall be located within the specified buffer area.
5. Loops:
 - a. Amenities shall not be located inside loops.
 - b. There shall be a maximum of 55 campsites per loop.
 - c. Loops shall be a minimum of 100' wide and 100' apart.
6. Recreation areas:
 - a. shall be separated from high traffic areas by distance, barrier or other method.
 - b. At least one playground shall be provided.
 - c. Pools shall comply with all applicable health and safety standards.
7. Segregate day and overnight use areas.
8. Adequate walkways, discouraging cutting through sites will be provided for all service buildings and amenities.
9. Consideration shall be given in all matters to the preservation and conservation of natural resources (maintain natural vegetation, avoid light pollution, solar lighting, low flow shower heads, landscaping species requiring minimal fertilization/watering, time or motion detected lighting and water fixtures, etc.)

D. Utilities:

1. All utilities shall:
 - a. comply with all applicable state and town laws and regulations.
 - b. be installed underground.
 2. Electrical:
 - a. An electrical source supplying at least 30 amps, 120 volts with weatherproof g.f.i. electrical outlets shall be provided for each campsite, 50 amp services are recommended.
 - b. Factors considered in lighting design shall include cost, energy conservation, maintenance, guest convenience, safety and the character of the surrounding neighborhood. Unnecessary lights and light pollution shall be avoided.
 - c. Adequate light to facilitate connecting to utilities at night shall be provided at each site.
 - d. Service buildings shall be lighted with not less than 5 foot candles measured in the darkest corner of each room.
 - e. Service buildings shall have heating facilities to maintain a minimum temperature of 70 degrees Fahrenheit.
 3. Sewer:
 - a. Sewage disposal shall comply with all applicable NH DES, Belmont Sewer Department Regulations and Site Plan Review Regulations.
 - b. Site sewer hookups are required on campsites which have water connections and will be occupied by the same RV for 3 weeks or more
 - c. Unless all sites are provided with sewer, at least one double sewage dumping station shall be provided with adequate access parking.
 - d. Individual sewer inlets should be sized appropriately, be flush mounted and provide a sloped concrete basin immediately around the inlet to collect spillage and facilitate easy cleanup.
 4. Water:
 - a. Water supply shall comply with all applicable NH DES, Belmont Water Department Regulations and Site Plan Review Regulations.
 - b. The water supply shall deliver water at a minimum pressure of 20 pounds per square inch and a minimum flow of one gallon per minute at all outlets.
 - c. Where individual water connections are not provided, common-use water faucets shall be conveniently accessible and located not more than 150 feet from any campsite.
 - d. A water station for filling camping vehicle water storage tanks shall be provided at the rate of one station for every 100 campsites. These shall be located not less than 50 feet from a sanitary station.
 - e. Common-use faucets or hydrants and lavatories in service buildings shall not be used for cleaning fish or food, or washing dishes, utensils, clothing, or other items.
 5. Propane sales shall be located, constructed and operated to meet all applicable regulations and provide safety for employees and guests. Direct fill facilities shall provide adequate access parking.
- E. Service buildings:
1. Restroom/shower service buildings:
 - a. shall include flush-type toilets.
 - b. shall provide separate male and female toilet areas – additionally unisex and family compartments are permitted.

- c. shall provide one hot and cold lavatory for each two toilets and a minimum of one hot and cold lavatory for each toilet service building.
 - d. for campgrounds that do not offer full utilities at every site, a minimum of 3 showers, 3 toilets and 3 lavatories shall be provided for every 100 total sites or fraction thereof.
- 2. If provided, laundry facilities shall be provided at the rate of one washer and dryer for each 22 sites.
- F. Solid Waste Management:
 - 1. All waste management facilities shall comply with all applicable state and town laws and regulations.
 - 2. Pet waste disposal facility shall be provided if pets are allowed.
 - 3. Adequate closed commercial dumpsters shall be provided to accommodate all waste. They shall be placed on screened impervious pads.
- G. Operation:
 - 1. There shall be a resident caretaker to supervise and maintain the campground during all periods of operation.
 - 2. Records shall be kept of each camper and shall include name, address, State and vehicle license number and dates of arrival and departure.
 - 3. Vehicle washing is only allowed in designated washing areas.
 - 4. Campground management shall strictly enforce quiet hours between 10p.m. and 8a.m.
 - 5. Campground management shall strictly enforce pet control restrictions.
- H. Accessory Uses
 - 1. Shall be limited to those uses commonly associated with, incidental to, and on the same lot as the campground.
 - 2. Are intended for the operation of the campground and for the use of residents of the campground and are not intended for public use.
 - 3. Shall be designed and located to blend with the park's design and natural setting.
 - 4. May include uses such as Toilet, Shower, Bathroom, Management Office, Water and Sewer Stations, Medical, Recreation, Vehicle wash areas, Storage, Equipment, Workshop, small eating establishment, Camp store, Waterfront/Pool Bath house, pet wash and exercise areas.
 - 5. Shall be accessed only from a street within the campground.
 - 6. Storage of recreational vehicles shall be only within a designated secured storage area. Sites that are rented seasonally shall not be used for recreational vehicle storage during off-season.
- I. Permits:

All applicable local and State permits shall be obtained. Permits may include, but may not be limited to Site Specific, water, sewer, septic, wetlands, access and health.
- J. Fires and Fireplaces.
 - 1. All fireplaces in campgrounds shall be on an area cleaned to mineral soil at least 8 feet across. Where fires are built on the ground, there shall be at least 6 inches of sand or gravel under the fire.
 - 2. All tree limbs or other burnable material within a height of 10 feet above the fireplace area shall be removed.
 - 3. Fireplaces shall not be moved.
 - 4. Fire shall not be kindled except in fireplaces provided by the campgrounds.
 - 5. Campground owners or operators or their agents shall obtain a fire permit as required pursuant to RSA 227-L.

2. Purpose: Adopt minimum standards for application submission requirements for new and or expanded Campgrounds.

Full Text: In the Application Submission Requirements Section add:

Campgrounds:

In addition to the standard submission requirements of these Regulations, the following information shall also be submitted:

- A. Feasibility Study/Business narrative:
1. Existing and anticipated demographics, market demand and competition, and proposed Primary Campground Market:
 - a. Destination Area Park– located at or near a scenic or historic area or near fishing, hunting, boating, swimming, skiing, trail, or other outdoor recreational activity.
 - b. Destination Park/Resort – provides a major assortment of either natural or man-made recreational and convenience amenities with planned recreational activity schedule.
 - c. Overnight/Enroute – serves as a brief stopping place for campers who are on their way to some further destination. Usually located on or near a main highway.
 - d. Seasonal – caters to clientele or guests who often return to the same destination during specific periods of the year.
 2. Master plan or phasing projection.
 3. Site description including suitability for use.
 4. Facilities and amenities to be provided.
 5. Proposed campground directory rating.
 6. Occupancy projection for 5 years.
 7. Number of persons participating in the business.
 8. Management considerations.
 9. Non-residency techniques to be employed.
- B. Ownership:
1. Owned by an individual, partnership or corporation renting sites and facilities where all management functions are the prerogative of the owner.
 2. Operating on a condominium, membership or time-sharing basis.
- C. Campsite Uses:
1. Day
 2. Short-term
 3. Long-term
 4. Seasonal
 5. Single
 6. Buddy, Family or Group
- D. Campsites:
1. Design:
 - a. Tent site
 - b. Pull-in – less desirable design
 - c. Back-in – designed on one side of a one-way street
 - d. Pull-thru
 2. Accessibility (ADA) features/compliance
 3. Number

4. Sizes
5. Hookups
6. Surface
7. Structures
- E. Campground Design/Layout:
 1. Access
 2. Roads
 3. Amenities
 4. Service Buildings
 5. Campsites
 6. Maintenance complex/facilities
 7. Buffers
 8. Open Space
 9. Terrain
 10. Density and parking calculations
 11. Walkways
- F. Utilities:
 1. Distribution System – Specifications and Layout
 2. Water
 3. Sewer, Septic, Dump stations
 4. Electrical, Lighting
 5. Cable, Telephone, Internet
 6. Gas
 7. Solid Waste Management
 8. Pet Waste Disposal
 9. Fire Protection
- G. Amenities:
 1. Service Buildings
 2. RV Storage
 3. Pavilion, clubhouse, multi-use buildings
 4. Camp Store
 5. Playground
 6. Athletic areas
 7. Vehicle wash areas
 8. Pet wash/exercise areas
 9. Propane sales
 10. Food service
 11. Fireplaces
 12. Laundry
 13. Live entertainment
 14. Waterfront/pool
 15. Scheduled/group activities
- H. Operational:
 1. All proposed directional, operational and advertising signage
 2. Quiet hours
 3. Pets
 4. Open/Closed schedule
 5. Dust control
 6. Supervision

7. Rules
 8. Conservation & Preservation of Natural Resources
 9. Caretaker/Management
- I. Other Applicable Information

Full Text of Amendments Proposed for the Belmont Subdivision Regulations – Public Hearing 05/08/06:

1. Purpose: Adopt minimum standards for new Campgrounds and expansions to existing Campgrounds including design, construction, and operation.

Full Text: Add new Section

Campgrounds:

The purpose of these Standards is to govern and control the orderly growth and development of campgrounds, maximize compatibility with surrounding land uses, avoid health and safety hazards, protect environmental and aesthetic resources, minimize demands on public services and protect the rural qualities of the community.

Proposals shall also comply with the Belmont Zoning Ordinance and Site Plan Review Regulations as well as all other applicable local, State and Federal Ordinances and Regulations. The following minimum standards shall apply.

A. Occupancy:

One permanent single-family dwelling is allowed as part of the campground. Occupancy is limited to the resident caretaker and his or her immediate family. No other domicile, residential use or year-round occupancy may occur. The operational proposal shall include techniques that assure compliance with this standard. Techniques may include, but may not be limited to:

1. Appropriate Campground Rules
2. Restrictions in rental/lease agreements
3. Closing the campground for a minimum period annually
4. Restricting utilities for a minimum period annually
5. Storing recreational vehicles in a dedicated storage area during times of non-use rather than on individual campsites

B. Campground Access:

1. Campground proposals may be required to incorporate upgrades to existing road(s) proportional to the vehicular impact the campground will have on the road(s).
2. Access shall be limited to one primary access except that a second, gated emergency access may be required.
3. Site entrance shall provide adequate on-site vehicle stacking room.
4. Adequate sight distance shall be provided.
5. Access shall be located at least 150' from the nearest residence and from the centerline of any residential curb cut.
6. Access shall accommodate recreational vehicles and vehicles towing trailers and shall be free of sharp dips.

C. Campground Roads:

1. Roads shall be interior roads designed to promote the purpose and objectives of Belmont Zoning Ordinance and Subdivision and Site Plan Review Regulations.
2. With the exception of the following, all roads shall meet the minimum road construction standards of these Regulations.
 - a. The road design standards shall accommodate proposed vehicle design and use.
 - b. One-way roads shall be a minimum of 22' in width with a constructed traveled way of 15'.

- c. Two-way roads shall be a minimum of 38' in width with a constructed traveled way of 20'.
 - d. All roads shall have a traveled way height clearance of 16'.
 - e. Road surface may be gravel or other suitable material as approved by the Board. For non-paved roads only environmentally safe methods approved by the Planning Board may be used for dust control measures
 - 3. Adequate sight distance for interior intersections shall be provided.
 - 4. All roads shall provide adequate emergency vehicle access.
 - 5. Roads shall accommodate recreational vehicles and vehicles towing trailers and shall be free of sharp dips.
 - 6. All roads or loops shall have names approved for E-911 use and shall be so marked.
 - 7. All roads shall remain private.
 - 8. Pedestrian crossings shall be clearly marked.
 - 9. Speed limit shall be clearly marked and enforced.
 - 10. In the event the campground ceases to exist as such, all roads will cease to have approved standing for any other use until the Planning Board gives its approval for such subsequent use.
- D. Campsites:
- 1. Minimum campsite area and dimensions:
 - a. For tent sites shall be 1,000 square feet.
 - b. For recreational vehicle sites shall be 1,800 square feet.
 - c. Each campsite shall have a minimum frontage and depth of thirty (30) feet.
 - 2. The angle of entry to all sites, except dedicated tent sites, shall not exceed 60 degrees. Adequate turning radius for entry and exit shall be provided for each site.
 - 3. Every campsite shall be individually numbered and clearly identified on site.
 - 4. The minimum required setback between Recreational Vehicles in excess of 320 square feet including expansion sections and/or additions shall be 20'.
- E. Layout/Design

Recognized industry design standards shall be applied in all matters. It is highly recommended that an experienced campground design team be utilized to save the applicant time and cost and to result in a project benefiting the owner, campers and the community. The following minimum standards shall apply:

- 1. Phasing plans shall be logical and applicable amenities shall be constructed during first phase.
- 2. Development shall be located so as to protect the health and safety of the occupants and neighbors. Such matters as drainage, smoke, noise, and the probability of flooding or erosion should be considered.
- 3. No campsite shall be situated:
 - a. closer to any property line than:
 - 1. fifty (50) feet in the Commercial Zone.
 - 2. one hundred (100) feet in all other zones.
 - b. closer than one hundred (100) feet to a water body, river or stream.
 - c. closer than ten (10) feet to any adjacent camping unit.
 - d. closer than twenty five (25) feet to a toilet/shower service building.
 - e. closer than one thousand (1,000) feet to any existing off-site residence.
 - f. further than four hundred (400) feet from a toilet/shower service building.
- 4. Campground property lines shall be clearly marked.

5. Consideration shall be given in all matters to the preservation and conservation of natural resources (maintain natural vegetation, avoid light pollution, solar lighting, low flow shower heads, landscaping species requiring minimal fertilization/watering, time or motion detected lighting and water fixtures, etc.).
6. Lot Size - Campgrounds may initially consist of one or more parent tracts. To reduce conflict of use problems, encourage economically viable operations, and meet the required minimum development standards, tracts must total a minimum of ten acres.
7. Frontage - Minimum frontage of 50 feet as defined by the Zoning Ordinance is required. Primary access to campground must be obtained over said frontage.
8. To prevent overuse of land and facilities, encourage the provision of open space, maximize privacy for individual campsites, and enhance aesthetic qualities:
 - a. The maximum number of campsites allowed per acre is:
 1. Commercial zone - 14 (fourteen).
 2. All other zones – 10 (ten).
 - b. Each campsite shall be considered to average five (5) campers. The total population of the campground, exclusive of staff, shall not exceed the number of occupied campsites times five.
 - c. A buffer with screening shall be maintained adjacent to all campground property lines. Minimum buffer width shall be:
 1. Commercial zone – 50’.
 2. All other zones – 100’.

F. Utilities:

1. Sewage disposal shall comply with all applicable NH DES, Belmont Sewer Department Regulations and Site Plan Review Regulations.
2. Water supply shall comply with all applicable NH DES, Belmont Water Department Regulations and Site Plan Review Regulations.
3. All utilities shall comply with all applicable state and town laws and regulations.

G. Permits:

All applicable local and State permits shall be obtained. Permits may include, but not be limited to Site Specific, water, sewer, septic, wetlands, access and health.

Full Text of Amendments Proposed for the Belmont Subdivision and Site Plan Review Regulations – Public Hearing 05/08/06:

1. Purpose: Adopt definitions applicable to Campgrounds.

Full Text: Add to existing definition sections.

Campground - A parcel of land with one or more specific sites, with or without water, electricity or sewerage hookups, that has provisions for the pitching of tents or parking of recreational vehicles or travel trailers for use as sleeping quarters on a temporary basis. Campgrounds shall comply with the standards required under the Belmont Subdivision and Site Plan Review Regulations. No structures shall be erected on camp sites with the exception of open decks or screened enclosures not exceeding 144 square feet per site, and storage buildings not exceeding 64 square feet per site. A subordinate use or structure determined by the Planning Board to be commonly associated with, incidental to, and on the same lot as the campground shall be allowed. All structures, uses, facilities and amenities are intended for the use of residents of the campground and are not intended for public use.

Campsite – A plot of ground within a campground intended for the accommodation of a recreational vehicle, tent, or other individual camping unit on a temporary basis.

Hardening – means to replace the existing soil of a campsite with a surface that will withstand heavy use and erosion. Common materials used to harden a site are marble dust, small gravel, or concrete. Areas around picnic tables, grills, armadas, amphitheaters, or tent sites should be hardened.

Recreational Vehicle - Any of the following vehicles:

- a. Motorhome or van, which is a portable, temporary dwelling to be used for travel, recreation and vacation, constructed as an integral part of a self-propelled vehicle.
- b. Pickup camper, which is a structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreation, and vacation.
- c. Recreational trailer, which is a vehicular, portable structure built on a single chassis, 400 square feet or less when measured at the largest exterior horizontal projections, calculated by taking the measurements of the exterior of the recreational trailer including all siding, corner trim, molding, storage space and area enclosed by windows but not the roof overhang. It shall be designed primarily not for use as a permanent dwelling but as a temporary dwelling for recreational, camping, travel or seasonal use.
- d. Tent trailer, which is a canvas or synthetic fiber folding structure, mounted on wheels and designed for travel, recreation, and vacation purposes.

Use is limited to temporary dwelling for recreational, camping, travel or seasonal use and may not be used in conjunction with a commercial or industrial use regulated under the Site Plan Review Regulations.

Vehicles which exceed 320 square feet including expansion sections and/or additions shall be considered structures for Zoning and Planning purposes. Park Model Recreational Vehicles in excess of 320 square feet including expansion sections and/or additions shall be regulated as manufactured housing units under this ordinance.

Property owners may house one unit on their property as accessory to an existing primary residential use providing the intent is to store the unit or to use the unit for temporary recreational use of the property owner or non-paying guest. Such use shall not exceed 45 days during any twelve-month period unless the unit is attached to NH State approved on-site water and septic or sewer facilities. If so attached, use of the unit shall not exceed six months during any twelve-month period. The allowed single unit shall not be considered a structure for Zoning and Planning purposes and shall not be used as a primary residence.

Property owners may place one unit on their vacant lot for temporary recreational use by themselves or members of their immediate family for no more than 30 days during any twelve-month period. Such units shall remain registered, shall not be attached to any structure or the ground, and shall have and use a manufacturer-installed self-contained wastewater systems. Further, if the unit is attached to NH State approved on-site water and septic or sewer facilities, the unit may remain on site for up to six months during any twelve-month period. Units placed on lots not having an existing primary residential use are subject to the 320 square foot clause above.

Service Buildings - A subordinate structure determined by the Planning Board to be commonly associated with, incidental to, and on the same lot as the campground. Service buildings are intended for the use of residents of the campground and are not intended for public use. Uses may include Toilet, Shower, Bathroom, Office, Medical, Recreation, Storage, Equipment, Workshop, Camp store, Waterfront/Pool Bath house. Service buildings are considered structures and must comply with all applicable Codes and Ordinances.

2. Purpose: Recodify/Renumber both Subdivision & Site Plan Review Regulations for ease of use.
Full Text: Recodify/Renumber complete Regulations and as necessary to accommodate amendments.