



BELMONT LAND USE OFFICE

NOTICE OF PUBLIC HEARING BELMONT PLANNING BOARD

The Belmont Planning Board will hold a public hearing commencing at 7p.m.on Monday, January 8, 2007, in the Belmont Corner Meeting House, 16 Sargent Street, concerning the following proposed amendments to the Belmont Zoning Ordinance. 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 Library and at www.belmontnh.org.

1. Amend the standards for Open Space Residential Development by adding a density bonus and revising standards related to open space ownership, permitted uses, accessibility and values. Recognize areas that have already been identified by the Conservation Commission as having outstanding open space value.
2. Amend existing campground standards and prohibit new campgrounds and RV resort campgrounds.
3. Allow structures in the Commercial and Industrial Zones to exceed the current 45 foot height restriction by Special Exception granted by the Zoning Board of Adjustment.
4. Amend the definition of Structure to clarify that concrete pads used exclusively for vehicle parking or as support for essential utilities are permitted and are not considered structures.
5. Amend the definition of Setback related to lots abutting more than one road, abutting private roads or that do not abut any road.
6. Correct the existing numbering sequence in Article 8.

Peter Harris, Chairman

A. **OPEN SPACE RESIDENTIAL DEVELOPMENT ORDINANCE AMENDMENTS:**

Are you in favor of the adoption of Amendment # as proposed by the Planning Board for the town Zoning Ordinance as follows?

Amend the standards for Open Space Residential Development to include the addition of a density bonus for projects that are determined by the Planning Board to provide exceptional public benefits. Revise existing standards for permanently protected open spaces to define the options for the method of open space ownership, permitted uses for open space, accessibility for open space, and values open space should exhibit. Recognize areas within the Town that have already been identified by the Conservation Commission as having outstanding open space value.

___ YES

___ NO

Full Text:

Article 6.B.5. Add:

The Planning Board may approve a density bonus not to exceed 20% more building lots for the provision of one or more exceptional public benefits, namely:

- (a) conserving more of the buildable land as open space as depicted in Table 3;
- (b) providing significant public access to trails or dedicated conservation areas;
- (c) providing 300' setback from all building lots to rivers and ponds;
- (d) conserving 80% of the prime agricultural soils;
- (e) transfer of fee title to and acceptance by Town.

Article 6. Table 3. Add:

	Residential Multi-Family	Residential Single-Family	Rural	Village
Percentage of total lot required to be permanently open to qualify for density bonus	50%	50%	60%	40%

Article 6.C.7 Add new b. and renumber remaining.:

- b. By the State of New Hampshire for permanent open space uses.

Article 6.C.7.c. amend:

bc. By a private, nonprofit organization (such as the Nature Conservancy, Lakes Region Conservation Trust, Society for Protection of NH Forests, or Audubon Society), which has as its purpose the preservation of open space through ownership and control and has the financial and organizational means for perpetual stewardship; provided, however that access to the common open space is available for appropriate recreational uses as approved by the Planning Board.

Article 6.C.7 Add:

Conveyances of land to the Town or State, under Section C.7. a. or b. of this Article, will be subject to permanent deed restrictions. Conveyances of land to private entities, under Section C.7. c. or d. will be subject to a permanent conservation easement granted to the Town of Belmont or an organization qualified under Section C.7. c. or d. above and recorded at the Belknap County Registry of Deeds. Provisions of such deed restrictions or conservation easements are subject to the approval of the Planning Board and shall include:

- (a) no further subdivision,
- (b) no residential or industrial development,

uses, avoid health and safety hazards, protect environmental and aesthetic resources, minimize demands on public services and protect the rural qualities of the community.

In addition to the standards found elsewhere, the following minimum standards shall apply to all new campgrounds and RV Resort campgrounds and to expansions to existing campgrounds and RV Resort campgrounds. In the instance of a conflict between these and other Regulations or Ordinances, the more stringent shall apply.

Definitions:

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. All recreational vehicles and travel trailers shall remain registered and roadworthy. In campgrounds sites shall not be occupied for more than 3 consecutive weeks. Campgrounds shall comply with all applicable local and State standards. No structures with the exception of RVs in excess of 320 sf are permitted on individual campsites. Pavement and concrete parking and campsite pads are not considered structures.

Campgrounds- RV Resort (RV Resort) - A parcel of land with one or more specific sites, with water, electricity and 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. All recreational vehicles and travel trailers shall remain registered, inspected and roadworthy. In order to accommodate access to the Lakes Region's four recreational seasons, RV resort sites are not limited by the number of consecutive weeks that they may be occupied. However, all occupancy must be on a temporary basis as defined below. RV Resorts shall comply with all applicable local and State standards. RV Resorts may also include segregated sites that may be constructed and operated meeting the campground standards.

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

Dimensional Requirements – except as regulated herein shall meet the requirements of Article 5, Table 2 of the Belmont Zoning Ordinance.

Recreational Vehicle (RV)- 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.

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. For the purpose of internal setbacks Service Buildings shall be considered unrelated structures on the same lot and shall also meet a minimum 15' setback to internal roads.

Temporary Basis - means occupancy for recreational dwelling purposes only, not for permanent year-round residency or for the purpose of establishing legal residency for any service provided by the Town.

Recreational Vehicle Uses:

- a. Recreational vehicles may not be used in conjunction with a commercial or industrial use. When erected on campsites, recreational vehicles in excess of 320 square feet in size shall comply with the manufactured housing setbacks required in the Manufactured Housing section of the Zoning Ordinance.
- b. 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.
- c. 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.

Residential Use:

One permanent single-family dwelling is allowed as part of a 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.

Dimensional:

- a. Frontage - Minimum lot frontage of 50 feet as defined by the Zoning Ordinance is required.
- b. Density - To prevent overuse of land and facilities, encourage the provision of open space, maximize privacy for individual campsites, and enhance aesthetic qualities, the maximum number of campsites allowed per acre is:
 1. Commercial and Industrial zone - 14 (fourteen).
 2. All other zones – 10 (ten).

Full Text: **Article 8.**

Change “E. SPECIAL EXCEPTION REVIEW PROCEDURES”
To “F. SPECIAL EXCEPTION REVIEW PROCEDURES”