

PLANNING BOARD

Monday, July 10, 2006
Belmont Corner Meeting House
Belmont, New Hampshire

Members Present: Chairman P. Harris; J. Pike, G. Flack, W. Peterson, C. Patten, J. Marden and R. Caldwell.
Alternates Absent: C. Shibles.
Staff: C. Daigle, R. Ball and E. Murphy.

The chairman opened the meeting at 7 p.m.

BOARD'S ACTION-MINUTES:

MOTION: On a motion by J. Marden, seconded by W. Peterson, it was voted to approve the minutes of the, June 26, 2006, meeting as submitted. (6-0) C. Patten abstained.

STAFF REPORT:

A. PLH TAX LOT 103-014:

The chairman signed the amended site plan for PLH.

B. CAPITAL IMPROVEMENT PLAN (CIP):

C. Daigle stated that the CIP is being updated to reflect what was voted on in March. She explained the CIP procedure. The Department Heads have to submit their projects and justify them to the CIP committee. By September the recommendations are brought to the Planning Board who hold a Public Hearing. The Planning Board's recommendations are forwarded to the Board of Selectmen then forwarded to the Budget Committee. The projects are prioritized each year. J. Marden stated that the Planning Board could be the ones to prioritize the projects. C. Daigle stated that they don't have the benefit of hearing the discussions that take place at the CIP meetings and suggested the process be changed in that case. J. Marden stated that there are only 6 members on the CIP Committee and it is a difficult task for those few members to make decisions for the whole town. C. Daigle stated that the Planning Board will also get copies of the CIP minutes. J. Marden thought you had to be a resident of Belmont to be a voting member of the CIP Committee.

J. Pike wanted to know about the Building Committee. C. Daigle stated that they have to bring their project to the CIP Committee the same as the other departments but there are usually some projects that do not have final numbers until later in the process. The Budget Committee look at

the CIP recommendations and can make changes and the voters have the final say at Town Meeting.

P. Harris wanted to know about putting in sidewalks when they do the upgrades to Rte 140. J. Pike suggested that they design the 106/140 intersection expansion to accommodate handicap accessibility in the future. The curbing and lighting should be situated to accommodate sidewalks without having to cut into the curbing.

C. CAMPGROUNDS:

C. Daigle explained that she has been working on the campground regulations and had removed some of the operation procedures. She left in regulations that are based on the land. She is looking for input from the Board on what directions they want to proceed in and what their goal is. There are two reasons for regulations. One is to regulate what is being done on the property and the impact it has on abutters. The second reason for regulations is to determine what impact it has on community services such as the Police and Fire Departments, the school system and registering cars.

C. Daigle wanted to know what the difference is between a seasonal campground where people reside for 8-10 months and a manufactured home park. A manufactured park is held to a higher design standard. The Board could consider not allowing seasonal campgrounds and only allowing nightly transient ones or suggested having two regulations one for seasonal campgrounds and one for more transient ones used for short time camping.

J. Pike stated that they need to define campgrounds. If it is a campground it would have minimal water, sewer and wheeled vehicles. They need to make the difference between seasonal campground that are intended to be year round and non seasonal campsites which have campers coming and going on a regular bases. R. Caldwell stated that they have to regulate the site not the vehicle. He is not in favor of having to remove seasonal units from the site. It is a hardship for a camper to move his camper off site and then have to bring it back to the site after a certain time frame. C. Daigle suggested that they could either allow only temporary campgrounds or increase the standards for seasonal campground. She explained that people who live in a campground for 8 months can create as much impact on services, excluding the school system, as permanent residents. W. Peterson stated that seasonal camp sites account for 20-30% of income for a campground. Campground owners depend on seasonal campers for survival.

C. Daigle stated that having people live in a campground 8 months a year is different than having someone using a site once or twice a year. Seasonal residences accumulate more personal property than others because they may not have another home to store all their things. With non seasonal campsites there is some down time for services while seasonal campsites use the services continually. J. Pike stated they could require stricter standards in the section of the campground that is dedicated to seasonal units. J. Marden suggested they not allow permanent structures.

P. Harris stated that they need to focus on economic, health, safety and traffic impact when

designing the regulations.

The Board discussed having service buildings maintain a 70° temperature. They discussed that if the temperature is not maintained then pipes may freeze and people will not return again. It is up to the owner to determine what is best for their campgrounds. The way a campground is designed and operated determines if it will be a success.

The Board discussed the storage of recreational vehicle in a separate area. W. Peterson stated that if they regulate seasonal campground then seasonal campers should be allow to leave their recreational vehicles on seasonal sites. Non-seasonal sites cannot be used for recreational vehicles storage.

The Board discussed requiring higher design standards for seasonal campsites. C. Daigle explained that the State has regulations for sewer and water. The Board discussed requiring larger sites for seasonal sites than non-seasonal sites. This would allow enough room to accommodate sheds and decks that are associated with those sites. They discussed reducing the setbacks from existing off-site residences from 500' to 200'.

J. Pike stated that he is considering saying no to seasonal campgrounds. P. Harris wanted to know if they are developing a pre-existing lot for a campground are they limited to the 4:1 ratio. C. Daigle explained that they only need 50' of frontage. Once on the site they can have as many as allowed based on density. P. Harris stated that he is concerned about having a campground in the rural zone because of how it affects the quality of life. People living in the rural zone don't want traffic going up and down the road. Having campgrounds in the commercial zone may not be lucrative because people don't want to be in a commercial atmosphere when camping.

MOTION: J. Marden made a motion to go forward with the campground regulations as drafted.

The motion was not seconded and J. Marden withdrew his motion.

MOTION: J. Pike made a motion not to allow seasonal campgrounds. No RVs can remain on camp sites between November 15th to April 15th of every year.

The motion was not seconded.

C. Daigle stated that they can require that every site be empty for a certain number of days a year and units be stored in a vacant area. J. Pike stated that units can remain on site but will not be allowed to be occupied. J. Marden wanted to know about campers who partake in winter activities like hunting, ice fishing and snowmobiling. Shouldn't they be allowed to use their units if it is a seasonal campground as long as it is not their permanent residence? C. Daigle stated you can regulate it in three ways; take the units off site, shut down the facility or limit the number of days the units can be occupied. J. Pike stated the goal is to keep the town maintenance and road plowing down. R. Caldwell stated the Town doesn't maintain private roads.

R. Ball stated that the State's RSA refers to temporary uses but doesn't define it. C. Daigle stated that she will work on the wording to deal with non-seasonal and seasonal campgrounds. She will talk to counsel about prohibiting seasonal campgrounds and if they are allowed how they can be regulated.

MOTION: J. Marden moved to have C. Daigle draft three scenarios. One will deal with non-seasonal campgrounds, one with seasonal campgrounds and one not allowing seasonal campgrounds.

The motion was seconded by R. Caldwell and carried (7-0).

C. ALTERNATE MEMBERS:

MOTION: J. Marden moved to appoint Christine Long as an alternate member of the Planning Board.

The motion was seconded by G. Flack.

The Board discussed the fact that not all members were present when Ms. Long came in for her interview and they would like her to come in for a second interview to allow all members to meet her.

MOTION: J. Marden amended his motion to have Christine Long come in for a second interview and a decision made at that interview.

The amended motion was seconded by G. Flack and carried (7-0).

ADJOURNMENT:

MOTION: On a motion by R. Caldwell, seconded by W. Peterson, it was voted unanimously to adjourn at 8:54 p.m. (7-0)

Respectfully submitted,

Elaine M Murphy
Administrative Assistant