



Belmont Land Use Office

The following proposed Zoning Amendments will be on the March 13th, 2012, Belmont Town Meeting Ballot. The polls will be open from 7am to 7pm at the Belmont High School, 255 Seavey Road. See Full Text of each amendment attached. Questions regarding the proposals can be directed to the Land Use Office.

1. Are you in favor of the adoption of Amendment #1 as proposed by the Planning Board for the town Zoning Ordinance as summarized below?

Provide that small building components that are placed next to each other to form one structure constitute a “structure” as the term is defined in the zoning ordinance.

YES NO

2. Are you in favor of the adoption of Amendment #2 as proposed by the Planning Board for the town Zoning Ordinance as summarized below?

Regulate outdoor wood-fired boilers, restricting non-EPA Phase II boilers from the Village and Residential Single and Multi-Family Zones.

YES NO

3. Are you in favor of the adoption of Amendment #3 as proposed by the Planning Board for the town Zoning Ordinance as summarized below?

Limit the height of building mounted signs to the maximum roof-line height of the structure to which the sign is mounted.

YES NO

4. Are you in favor of the adoption of Amendment #4 as proposed by the Planning Board for the town Zoning Ordinance as summarized below?

Clarify that retaining walls higher than 4’ are regulated.

YES NO

5. Are you in favor of the adoption of Amendment #5 as proposed by the Planning Board for the town Zoning Ordinance as summarized below?

Complete revision of the conditions for the granting of a Special Exception.

YES NO

End of Ballot Questions – Full Text of each amendment attached

1. **Amendment #1 Proposed by the Planning Board – Structures:**
The Planning Board Supports the following:

Ballot Question:

Provide that small building components that are placed next to each other to form one structure constitute a “structure” as the term is defined in the zoning ordinance.

Full Text of Amendment*:

Article 15. Amend definition of “Structure”

Structure - Anything constructed or erected with a fixed location on the ground (not easily moveable by one unassisted individual) or attached to something having a fixed location on the ground. Structures include, but are not limited to, buildings, manufactured housing units, membrane enclosures, billboards, and any configuration of modular pieces arranged in such a fashion so as to create a single unit which totals 32sf or larger and/or weighs in excess of 70lbs. Concrete pads used exclusively for vehicle parking or as support for essential utilities (fuel tank, HVAC, electric, etc) are not considered structures.

End of Proposed Amendment #1

2. **Amendment #2 Proposed by the Planning Board –Outdoor Wood-fired Hydronic Heater:**
The Planning Board Supports the following:

Ballot Question:

Regulate outdoor wood-fired boilers, restricting non-EPA Phase II boilers from the Village and Residential Single and Multi-Family Zones.

Full Text of Petition Amendment*:

Article 5, Table 1 Add

Outdoor Wood-fired Hydronic Heater (EPA Phase II emission limit certified) - Permitted in all Zones.
Outdoor Wood-fired Hydronic Heater (non EPA Phase II emission limit certified) – Not permitted in the Village, Residential Single-family and Residential Multi-family zones; Permitted in the Commercial, Industrial and Rural Zones

Article 15 Definitions

Outdoor Wood-fired Hydronic Heater (aka Outdoor Wood Boiler) - means a fuel burning device: (a) Designed to burn wood or other solid fuels; (b) That the manufacturer specifies for outdoor installation or in structures not normally occupied by humans, including structures such as garages and sheds; and (c) Which heats building space and water through the distribution, typically through pipes, of a fluid heated in the device, typically water or a mixture of water and antifreeze.

End of Proposed Amendment #2

3. **Amendment #3 Proposed by the Planning Board – Building Mounted Signs:**
The Planning Board Supports the following:

Ballot Question:

Limit the height of building mounted signs to the maximum roof-line height of the structure to which the sign is mounted.

Full Text of Amendment*:

Article 4.I. Delete first and last sentences from leading paragraph.

~~Only freestanding signs, freestanding billboards, and electronic changing signs are regulated herein. Signage affixed to structures shall not exceed the maximum height limitation for structures in the applicable zone.~~

Article 4.I. Table replace “Signage-Maximum Height”

~~“Signage-Maximum Height”~~

Signage-free standing – Maximum Height

Article 4.I. Table add

Signage-building mounted – Maximum Height not to exceed constructed roof-line of the structure to which it is attached. Constructed roofline shall not include any chimneys, stacks, steeples, antennas, roof-mounted equipment, walkways, enclosures or other such protuberances above the ridge line.

End of Proposed Amendment #3

4. **Amendment #4 Proposed by the Planning Board – Retaining Walls**

The Planning Board Supports the following:

Ballot Question:

Clarify that retaining walls higher than 4’ are regulated.

Full Text of Amendment*:

Article 4.L. (add new)

Retaining Wall – Retaining Walls in excess of four feet (4’) in height as measured from the average finished grade immediately surrounding the wall, requires a building permit. Retaining Walls are exempt from the setbacks contained in this Ordinance.

End of Proposed Amendment #4

5. **Amendment #5 Proposed by the Planning Board – Special Exception Conditions:**

The Planning Board Supports the following:

Ballot Question:

Complete revision of the conditions for the granting of a Special Exception.

Full Text of Amendment*:

Article 13.C.1-7 (Replace 1-7 and renumber remaining numbered articles)

1. The proposal is specifically authorized as a special exception by the ordinance.
2. The proposal satisfies applicable Special Exception criteria set forth in Ordinance Article 13.F.
3. The proposal is not incompatible to other uses in the area through the creation of noise, fumes, dust, odor, lighting, smoke or other impacts.
4. The proposed location is of adequate size.
5. The proposal does not create undue traffic congestion or unduly impair vehicular or pedestrian safety.
6. The proposal does not overload any existing water, drainage, sewer or other system, nor will there be any significant increase in stormwater runoff onto adjacent property or street.
7. The proposal does not create excessive demand for municipal services and facilities.
8. The proposal does not create hazards to the health, safety or general welfare of the public.

End of Proposed Amendment #5

*The full current Zoning Ordinance can be accessed in the Land Use Office, Belmont Town Hall and also on the Town's website at <http://belmontnh.org/docs/ords&apps/ZoningBelmontNH.pdf>.