



PLANNING BOARD TOWN OF BELMONT, NH

Monday, September 25, 2023
Belmont Mill, and Zoom
Belmont, NH 03220

Present: Chairman Peter Harris, Vice Chair Ward Peterson, Michael LeClair, Richard Pickwick,
Kevin Sturgeon, Gary Grant, Jon Pike Ex-Officio

Members Absent: Jon Pike

Alternates Absent: Dennis Grimes

Staff: Karen Santoro, Town Planner, and Susan Austin, Land Use Assistant.

Zoom: Kevin Sturgeon

The Chairman opened the meeting at 6:00 pm and welcomed those in attendance. He announced that as Chairman of the Belmont Planning Board, this public body is authorized to meet using electronic means. He said the Board gave notice to the public of the necessary information for accessing the meeting using Zoom or telephone, and he announced that any party experiencing any difficulty in accessing the meeting at any point should call 603-267-8300 x 101, and the meeting will be recessed until access can be restored for all parties.

Other Business:

Minutes

Amend/Approve prior meeting minutes of August 28, 2023.

MOTION: M. LeClair moved to approve the minutes of August 28, 2023, as written.
R. Pickwick seconded the motion.
Vote: Motion carried unanimously by roll call vote (6/0)

Lot Merger: Bartlett 2014 Family Trust, 124 Rogers Road

MOTION: R. Pickwick moved that the Planning Board approve the mergers of lots
227-010-000-000 and 227-009-000-000.

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M. LeClair seconded the motion.

Vote: Motion carried unanimously by roll call vote. (6/0)

Staff Report:

- Lakes Region Planning Commission

K. Santoro stated that Rod Cameron, the Land Use Tech, has volunteered to represent Belmont as a Commissioner to that board. The Board would need to make a motion to appoint him.

MOTION:

M. LeClair moved to appoint Rod Cameron as the Belmont representative to the Lakes Region Planning Commission.

K. Sturgeon seconded the motion.

Vote: Motion carried unanimously by roll call vote. (6/0)

- Local Gravel pits

K. Santoro stated that the annual reports that are due by 9/1, have been reviewed and filed.

- Tioga Ridge

K. Santoro stated that she was in contact from their engineer. They had asked for a temporary Certificate of Compliance this past spring with paving this fall, but they had not completed the other punch list items, so Board did not grant the Certificate of Performance.

Zoning Amendments:

K. Santoro stated that in October, Christine Marion from Lakes Region Planning Commission will be on the agenda to discuss the Source Water Protection portion of the Zoning Ordinance. The Town of Belmont was included in a grant to assist in updating the ordinance language to bring it in line with the State. She has attached a copy of the language for your review. If there any comments, questions or suggestions she can send them to the Land Use Office so that they can be compiled and sent to Christine ahead of the October meeting so that she may address them.

Chairman Harris noted the important dates.

January 15, 2024 – last day to hold 1st public hearing. (December 18th meeting)

January 29, 2024 – last day to hold final public hearing. (January 22nd meeting)

Proposed Timeline:

September 25, 2023 – narrow down amendments to develop (specifically Zoning)

October 23, 2023 – present draft of amendments, vote on which amendments will move forward

November 27, 2023 – first public hearing

December 18, 2023 – second public hearing

The three proposed amendments below were initially approved by the Planning Board but then removed at the January meeting:

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Amendment 2: Add RSA clause to Article 1 to allow the Planning Board to make changes as required by RSA after holding two public hearings at regularly scheduled Planning Board meetings.

The Planning Board may, by majority vote, after holding public hearings at two regularly-scheduled Planning Board meetings, make corrections throughout this Ordinance as required by changes to the RSA.

W. Peterson noted that he recalled there being a question of whether or not the Board could do this legally. Santoro stated that she will check with the town's attorney on this matter.

Amendment 3: Incorporate statutory definitions of alternative treatment center and cultivation locations into Article 15 and add alternative treatment centers/cultivation locations as uses permitted by conditional use in the Commercial and Industrial Districts.

Alternative Treatment Center - As defined in RSA 126-X:1, I.

Cultivation Location - As defined in RSA 126-X:1, IV.

Make Alternative Treatment Centers/Cultivation Locations a permitted use by CUP in Commercial & Industrial Zones

The Board discussed this and decided to change the permitted use to the following:

An Alternative Treatment Center would require a Special Exception in the Commercial Zone, and a Conditional Use Permit in the Industrial zone. A Cultivation location will require Conditional Use permit in both the Commercial Zone and Industrial Zone. Both an Alternative Treatment Center and a Cultivation Location would not be permitted (N) in the residential multifamily, residential single and rural zones.

Amendment 8: Make changes to the footnotes of Article 5 Table 2, Dimensional Regulations, deleting Footnote 1 and deleting contradictory language from Footnote A to clarify that when a lot is in two zones, the stricter dimensional requirements shall apply to the entire lot.

Delete Footnote 1 – Density bonus for elderly

Amend Bullet A – One parcel located in two zones

The Board was okay with this as it would bring the ordinance in line with the current law.

Storage Containers

K. Sturgeon stated that the amendment that was passed last year restricting storage containers should be modified. Some of the industrial zone businesses have more than two, and if they change the limits, it brings them into compliance by allowing more. Two 8 x 40 containers are allowed now. Industrial, gravel pits, businesses like that, need more leeway. Discussion ensued, and the Board decided that in the Industrial and Commercial Zones, they will allow 4 units with building permits, and in the Residential and Rural Zones, only two are allowed with just a building permit.

Home Occupation:

Sharon Ciampi was present to discuss a change the language to include other businesses in home occupations. For example. small businesses out of the home should allow them to have signs to promote

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their businesses. For example, a woman with a cleaning business was not allowed a sign because her business did not fall into the definition of a Home Occupation.

Zoning

- **Agritourism**-add to permitted uses table or Agriculture definition (allowed in all zones per RSA) K. Santoro stated that she would like the Board to keep this on their radar, as there were already “farm campgrounds” in Belmont.

Dwellings

- Dwelling unit accessory to residential use – clarify that detached accessory structures must have an accessory use and it must be at least 50% of the net floor area i.e., ADU above a garage. Not constructing a tiny house to create a second dwelling unit on the same lot. The Board was okay with this.

Frontage

- Add language with procedure about what is required for lots with no frontage?

RVs

- Multiple RVs on single lot. People own more than one RV sometimes and would like to keep them both on their house lot. The Board was okay with this as long as people weren't living in it. They felt that this should be separated out from the Campground section, possibly giving it its own bullet.

Site Plan/Subdivision

- K. Santoro stated that these could be changed with appropriately noticed public hearings

Driveway Regulations

- Allow development of lot prior to paved apron, but any damage to EOP must be cured when apron is installed (prior to occupancy). The Board was okay with this,

Short Term Lodging

- K. Santoro stated that she was looking for general input. She asked if the Board like to come up with any regulations? Would it be worth it to have a basic permit and contact information from the owner or rental agency in case of an emergency? The Board did not feel this would go over well and it was taken off of the list.

ADJOURNMENT

MOTION: On a motion by M. LeClair and seconded by W. Peterson, it was voted unanimously by roll call vote to adjourn at 8:10 pm. (6-0)

Respectfully Submitted



Susan M. Austin, Land Use Assistant