

# TOWN OF BELMONT NEW HAMPSHIRE

## 2002 MASTER PLAN



*Best Town by a Dam Site  
Belmont, New Hampshire*

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# Foreword

There are two equally important components in a Master Plan – Vision and Data. The Master Plan, both as a process and a document, provides the community an opportunity to blend them into a travel guide to its future - a map showing the intended destination as well as suggested routes.

The Planning Board encourages all members of the community to continue to participate in Belmont's future, by deed and by idea, and commits to the support and furtherance of the goals identified in this document.

Peter Harris, Chairman

Gary Flack, Vice Chairman

Claude Patten, Member

Jonathan Pike, Member

William Brunkhardt, Member

Jeffrey Marden, Member

Ward Peterson, Ex Officio Member

Clayton Shibles, Alt. Member

## Acknowledgments

This document was created through the concerted efforts of many volunteers, Planning Board members and other organizations and individuals who have all generously given of their time and shared their professional and life experiences to create this plan for Belmont's future.

The Planning Board wishes to thank the entire community for their participation in this project, with special acknowledgement to the following community members who served on the steering and chapter committees and guided the plan to successful completion.

Richard Ashbaugh*	Kenneth Knowlton
David Barrett	Brian Loanes
Gordon Bartlett*	Jeffrey Marden*
Renee Boles	Nancy McCurry*
William Brunkhardt*	Neil McCurry
Naomi Caldwell	Donald P. McLelland, Sr.*
Thomas Carroll*	PJ McGettigan
George Condodemetraky	Magnus McLetchie
Mark Condodemetraky	Ernie Millette
Susan Condodemetraky	Ronald Mitchell
Kevin Conway*	David Morse
Michael Cozort	Denise Naiva
Dianne Crawshaw	Kevin M. Nugent, Jr.
Gary Flack	Norma Patten
Danielle Fournier	Claude Patten
Linda Frawley, Steering Committee Chairman*	Jonathan Pike
Doralyn Harper*	Dr. James Pilliod
Peter Harris, Planning Board Chairman*	Judith Pilliod*
Donna Hepp	Donald Pugh
Ginger Wells-Kay	Frankie Pugh
	Suzanne Roberts

Additionally the Planning Board extends its appreciation to all of the Officials, employees, department heads and staff members of the Town of Belmont, to SEA Consultants and Lakes Region Planning Commission for their assistance in the development of this document.

\*Members also serving on Steering Committee

## Master Plan Adoption

We, the undersigned, a majority of the voting Members of the Belmont, New Hampshire, Planning Board, certify that the attached Master Plan 2002 was duly adopted by the Board at a Public Meeting held on November 18, 2002.

*Peter Harris*

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Peter Harris, Chairman

*Gary Flack*

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Gary Flack, Vice Chairman

*Jonathan Pike*

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Jonathan Pike, Member

*Claude Patten*

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Claude Patten, Member

*William Brunkhardt*

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William Brunkhardt, Member

*Jeffrey Marden*

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Jeffrey Marden, Member

*Ward Peterson*

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Ward Peterson, Ex Officio

*Clayton Shibles*

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Clayton Shibles, Alt. Member

# Master Plan Project

## Development

The Belmont Planning Board initiated the 2002 Master Plan update process in the summer of 2000, meeting with representatives of Lakes Region Planning Commission (LRPC) and attending an LRPC sponsored Master Plan Development Workshop to assist in defining project purpose, need and process. The previous plan, completed in 1992 consisted of eight substantive topics (Community Facilities, Conservation & Preservation, Economic Base, Housing, Land Use, Recreation, Transportation and Utilities) and was based on data developed between 1988 and 1990.

At the beginning of the master plan project In 2000, NH RSA 674:2 suggested the inclusion of a construction materials section, although by the end of the project in 2002, the statute had been significantly amended clarifying that while only Vision and Land Use Sections were required, the number of additional sections that may be included had risen to thirteen (Community Design, Community Facilities, Cultural and Historic, Economic Development, Housing, Implementation, Natural Hazard, Natural Resources, Neighborhood Plan, Recreation, Regional Concerns, Transportation and Utilities).

The Board evaluated the anticipated impact on existing and proposed resources such as funding, staffing, Planning Board member availability and anticipated levels of volunteer involvement when determining the work scope of the proposed update. As a result, they developed a two-phase update proposal.

The first phase would be to update the original eight chapters with the exception of Economic Development and add Construction Materials and Implementation sections. This would take a major commitment of all resources, but it was necessary to update data and reassess the community's vision for the future before proceeding with other work. Phase Two initially was to complete the Economic Development Chapter. It was subsequently expanded to include the other five new chapters recommended in the amended Statute. At the completion of Phase One, work would also begin on implementation of the resulting strategies. Lastly, was a concern by the Board that chapters be kept



updated in a more timely fashion. The Board contracted with the firm SEA for assistance in Phase One of the update project.

## Process

A major initial decision of the Board was that they wanted not only significant citizen involvement, but that the plan be a direct product of that involvement. In February of 2001, the Planning Board met with elected and appointed officials, department heads and employees to determine the organization's level of commitment to the successful completion of the project and to identify key organizational resources and participants. The response was positive and the Board continued to define the project scope and schedule.

In May of 2001, the Planning Board extended a town-wide invitation by direct mail and notice for interested parties to attend a Master Plan organizational meeting. As a result, more than 40 community volunteers stepped forward to complete Phase One. The group consisted of adults, school children, retired and employed persons, business owners, long-term and new residents, people who had previously volunteered in



Land Use

community efforts such as prior master plans, the Belmont Civic Profile, and those who had never participated in a community project.

Subcommittees were formed, and began meeting in May of 2001. By the first community meeting in November, forty meetings had been scheduled by the eight subcommittees. Representatives from each subcommittee also formed a steering committee that first met on October 2, 2001. Citizen involvement remained high, and a March, 2002 report on volunteer hours contributed to date indicated that over 5,500 hours, at a volunteer dollar equivalency of \$78,000 had already been invested in the Plan update<sup>1</sup>.

Each volunteer was provided with a Master Plan binder consisting of a copy of the 1992 Master Plan, master plan development information and contact and resource links. Other data were distributed for the binders as the project proceeded. The Master Plan project theme, *Your View Counts*, became a focus in developing community participation.

<sup>1</sup> The Independent Sector – Basis 2001 dollar value per volunteer hour of \$16.05

Communication was important to a successful project and many forms were used. A web site was developed which included meeting notices, minutes, contact information, draft chapters, and community ballots and questionnaires. A special e-mail address, [views@belmontnh.org](mailto:views@belmontnh.org), was prominently advertised throughout the process for input specific to the Master Plan. Printed information was disbursed through the use of local newspapers such as the Citizen, Sun, Weirs Times, Union Leader, Concord Monitor and Gilmanton Gazette. The Belmont Better Times, a community paper, mailed directly to over 4,000 Belmont addresses, carried pages of Master Plan information and questionnaires. The local access cable channel broadcast the summer community meeting. Invitations, handouts and questionnaires were available at the Town Hall, Post Office and Belmont Mill offices. Master Plan updates were presented at the Belmont Senior Center. Information was mailed to officials, employees, civic, fraternal and neighborhood organizations, businesses, owners of large land areas, new property owners, civic leaders, and schools. Updates were given at the 2001 and 2002 Town Meetings. Charts and maps were developed and displayed at Master Plan meetings, town and community meetings and other gatherings.

Meetings were held to define the scope, scheduling and outline for individual chapters and a joint master plan subcommittees' meeting was held in July of 2001. At that time plans were formulated to host the first of two community meetings in November to inform and educate the public on the purpose and need for a master plan and to encourage input to the subcommittees to determine the direction of their efforts.

Throughout the process, the Planning Board, Steering Committee and Subcommittees sought out public input and opinions. Subcommittees met on a monthly and sometimes bi-monthly basis to accomplish the following:

- Obtain citizen input, discuss, acknowledge and refine the Community's vision for the future
- Research and report on issues vital to the Community
- Revisit the 1992 Master Plan and assess the accomplishments since then
- Establish new Goals and Objectives
- Develop Implementation Strategies

Two community-wide meetings were held. The first, in November 2001 with attendance topping 70, was to introduce the project scope to the community, encourage participation and gather information for consideration by the



subcommittees. An additional meeting, attended by over 50 individuals, was held in June 2002 for the purposes of reviewing a draft of the plan, encouraging community comment and input, providing availability for summer community members, and defining the remaining project scope. The meetings provided citizens with an overview of the process, the accomplishments to-date and the upcoming schedule of Master Plan development. Residents were invited to provide verbal and/or written input through informal discussions with subcommittee members and the submission of printed surveys containing specific questions on key Master Plan issues. One hundred and seventeen polls and questionnaires were returned as a result of the November meeting along with eight ballots from the June meeting. Summaries of all comments as well as the actual ballots are contained in the data files incorporated as an appendix to this update and are available for research and review in the Land Use Office.

In order to provide continued communication between the Planning Board and subcommittees as well as additional opportunities for public comment, the Planning Board designated the first hour of their regularly scheduled public work sessions once a month specifically to discuss the Master Plan. Status reports were provided on the progress of the Plan and draft copies of subcommittee work products were distributed for the Board's and the public's review and comment.

Based on research, discussions and citizen comment, the subcommittees created draft chapters that were presented at meetings and provided in printed form and electronic form on the Master Plan web site. In all, five plan drafts were produced and distributed for review and comment in March, June, September, October and November of 2002. Opinion surveys were distributed in conjunction with the November 2001 and June 2002 community meetings. Personal interviews were held with all Department heads and the School Department. Copies were provided to LRPC and NH Office of State Planning (NH OSP) for comment and suggestions.

Over the final weeks the draft document was reviewed and refined by conducting public Planning Board meetings targeted to the discussion of individual Master Plan chapters. Comments were addressed in the Final Plan presented to the Planning Board for their consideration at a public hearing on November 18, 2002, that plan being phase one of a complete master plan update and containing the specific substantive chapters of Vision, Community Facilities, Conservation and Preservation of Natural Resources, Construction Materials, Goals, Housing, Implementation, Land Use, Recreation, Transportation, and Utility and Public Services.

## Format

The final format and organization of this document is intended to serve several purposes. Primarily the document is intended to provide direction and insight into the community's desires and needs as they relate to future development. It is intended to meet the needs of the officials of the community as well as the requirements of NH RSA 674:2. It is intended to provide guidance to officials, property owners and developers as they consider the use of property and future of the community.

The plan contains:

- A brief introduction to the Town of Belmont
- A Vision for Belmont's future
- A combined list of all Master Plan Goals
- Eight subject chapters each containing a Mission Statement, Introduction, Existing Conditions and a specific list of Goals, Objectives and Strategies to guide the community in the future
- An implementation section
- Administrative information including acknowledgements, adoption, development and format, and references
- Pictures courtesy of committee members and staff
- Hard copies of the actual data listed in this chapter have been compiled for future use. These files are incorporated as an appendix to this update and are available for research and review in the Land Use Office

## Future

Engaging and sustaining the interest and commitment of the community will result in successful direction of its future. To that end, the first step will be to produce for general distribution a summary version of the 2002 Master Plan update. Other proposed activities include:

- Implementation of the identified strategies
- Regular updating of the master plan chapters
- Close coordination with existing committee members, the Board of Selectmen, the business community and other interested parties to complete the Economic Development Chapter
- The addition of chapters for Community Design, Cultural and Historic Resources, Natural Hazards, Neighborhood Plan and Regional Concerns



Land Use

# The Town of Belmont

The Master Plan is intended to be a policy document to guide the matters of the community as they relate to growth and development. However, it also provides an opportunity for the community to detail its history as well as its current placement within the region. We encourage new and long-term community members to take advantage of the information contained in this document.

The Town of Belmont is located in the southern portion of New Hampshire's Lakes Region in Belknap County. The Village Area, located at the intersections of State Route 106 and State Route 140 is four miles from Interstate I-93, Exit 20, seven miles south of Laconia and twenty-four miles north of Concord.

Initially incorporated in 1727 as a part of the nearby Town of Gilmanton, Belmont was separated by an act of the Legislature in 1859 and adopted the name, Belmont, in 1869. It was home to William Badger who served as NH Governor for two consecutive terms beginning in 1834.

There are over thirty square miles of land area, and one and one-half square miles of lake area in Belmont. The 2002 estimated permanent population of 6,780 increases during both summer and winter recreational seasons.

Nineteen miles of State highways and sixty-five miles of Town highways provide excellent transportation routes within the Town. Three Town highways have been designated as Scenic Roads.

The 2002 Town budget is \$6,622,601 with an unadjusted property valuation of \$338,017,388, twenty-three percent of which is based on commercial and industrial properties.

Belmont has a Town Meeting form of government with a three-member Board of Selectmen, employing a Town Administrator for daily management functions. Land uses are administered by a seven-member Planning Board, five-member Zoning Board and seven-member Conservation Commission through a Land Use office. Belmont has local Zoning and Planning regulations, including Zoning, Site Plan, Subdivision, Earth Excavation, Driveway, Wetlands and Building Codes, and participates in the National Flood Insurance Program.

The Town Clerk/Tax Collector's Office provides vehicle registration, tax, water and sewer payment and related services. The Assessing Office maintains individual property records for the purpose of valuation including excavation, timber and current use.

Belmont has a fifteen-member Budget Committee that annually reviews and presents the municipal budget to the Town Meeting voters in March. The General Assistance Office provides short-term emergency assistance for housing, food, utilities and prescription costs and community outreach and referral.

The Belmont Library provides excellent research and recreational reading facilities with Internet access. The Water and Sewer Commissions provide services in several areas of the community including areas of the Village, Rte 106, Rte 140, Rte 3, Lake Winnisquam and Ladd Hill.

The Voter Checklist Supervisors administer the voter records, and residents may register to vote with the Town Clerk or with the Checklist Supervisors. The Recreation Commission oversees the recreation programs, services and facilities in the community. The Public Works Department provides road maintenance services with an eight-member Department located at the newly constructed Public Works Facility on Hurricane Road.

The fifteen-member Belmont Police Department is located in a newly refurbished station on Fuller Street. In 2001, the Belmont Fire Department's fire and emergency medical services went to fulltime 24-hour coverage. Services are provided out of two stations by the thirty-one-member Belmont Department and thirty-five-member Winnisquam Department. The Belmont Station, on Gilmanton Road, is an impressive new facility built primarily through volunteer efforts.

Belmont is joined by the neighboring Town of Canterbury in the Shaker Regional School District, administered by the newly formed SAU #80. Each town has an elementary school, while middle and high school facilities for both towns are located in Belmont. Over fourteen hundred students attend schools in Belmont.

Over the last decade, many changes have occurred that alter Belmont's standing within the region and the way we view our community. Belmont has enjoyed resident involvement, achieved environmental awareness, and responsible financial planning. Community achievements also include refurbishment of municipal facilities including the town hall, library and police stations. A new fire station was built almost entirely through volunteer efforts. The Belmont Mill was saved from demolition, completely rebuilt and serves as a major community services center. A new high school was built to assist in serving the educational needs of the community. The Leslie E. Roberts Municipal Beach and Recreation Area was developed for resident access to Lake Winnisquam. The Corner Meeting House was purchased for meeting space for municipal and other civic organizations.



Linda Frawley

Belmont schools and teachers have received many awards for excellence, the most recent being the New Hampshire Elementary School of Excellence 2002 by the Belmont Elementary School. The Belmont Fire Department has expanded to provide highly trained emergency medical, fire and other emergency response teams on a full-time basis. The community continues to responsibly and successfully provide for the anticipated service needs of residents.

Belmont's internal successes have resulted in it becoming a highly desirable community for both residential and commercial uses. People have committed their time, money and caring into helping Belmont attain its full potential as a community in which residents can take pride, can receive quality services and can expect a consistently high quality of life enjoyment.

People's willingness to make such an investment in the community, however, is a double-edged sword. It results in a stable, well managed, responsive society well positioned to meet the needs of residents. It also has resulted in accelerating new development pressures from those seeking to relocate to such a successful, desirable community.

This plan provides guidance to the community in anticipating, directing, and mitigating the impacts of such development.

# Vision

The Town of Belmont brought together citizens from all walks of life with a common goal to develop a guiding document to plan for its future while protecting its past. The Town recognizes its potential for growth and is committed to the protection of its unique natural resources, history and recreational opportunities. This plan will enhance the Town's ability to direct growth to benefit the community while balancing the needs of present and future generations.

Belmont will continue to grow with or without the community's guidance and active involvement in the administration of the Town and School District. This Master Plan advises those in roles of leadership and responsibility to administer the goals that will benefit the residents and advance the following visions:



Linda Frawley

- Guide the growth of residential and non-residential development in order to provide adequate facilities for all residents while minimizing the impacts on our natural resources and providing long term land use planning
- Preserve and protect the rural quality of life including natural, agricultural and historic features
- Develop the Village Area into a unique and attractive combination of residential, commercial, historical and recreational uses to serve as a focal point for the Town
- Clearly identify, catalog, protect and preserve the natural, man-made and historical resources throughout the Town
- Advocate the adequacy, safety and aesthetic appeal of existing and planned housing, community facilities and transportation options to address the needs of all citizens
- Encourage economic development that is compatible with the goals of rural character and natural resource preservation
- Maintain, enhance, expand and improve accessibility to the wide range of recreational choices in our community
- Encourage and enlist the participation of Belmont citizens in community activities and local government involving youth, newcomers and seniors



# Master Plan Goals



Land Use

The following Goals enhance the Town's ability to manage growth while balancing the needs of present and future generations.

## Community Facilities

1. **Evaluate and balance over time the financial impact of community facilities and services.**
2. **Provide for expanded services and facilities to meet the demand of growth within the Community.**
3. **Develop regulations to mitigate the impact of new development on existing services and community facilities.**
4. **Provide an education for every child from pre-school through grade 12 that enables each to become a productive and involved citizen.**
5. **Assure adequate health care for all citizens.**

## Conservation & Preservation of Natural Resources

1. **Incorporate annual studies and mapping of wildlife habitat and travel corridors throughout the town.**

2. **Preserve the availability and quality of Belmont's recreational opportunities through increased conservation planning and initiatives.**
3. **Preserve natural features of Belmont and ensure that they are not adversely affected by future development.**
4. **Encourage conservation through public/landowners education.**
5. **Protect, conserve and preserve the remote portions of Belmont from excessive development pressures and/or activities that would be detrimental to the unique environmental characteristics and qualities of these areas and that would detract from the peaceful enjoyment and tranquility they afford local residents.**
6. **Identify and consider ordinances or other mechanisms for protecting key scenic community vistas, views and viewsheds.**
7. **Establish proactive administrative goals to research, monitor and apply for established, available funding opportunities (state, federal and foundation sources).**
8. **Seek guidance from the Center for Land Conservation Assistance on benefits of establishing and funding a dedicated Belmont Conservation Community Trust Fund or partnering with other organizations.**
9. **Identify historic buildings and sites and areas of special importance in Belmont.**
10. **Protect farmland resources and heritage as an integral part of Town rural character.**

## **Construction Materials**

1. **Determine the present state of extraction operations in the Town.**
2. **Ensure appropriate closure of obsolete or depleted sites.**
3. **Ensure that future construction material extraction operations are compatible with planned land uses, applicable regulations, community values, and transportation infrastructure.**

## Housing

1. **To provide guiding principles and strategies for managing present and future housing needs. Create a range of housing opportunities and choices.**
2. **Establish architectural housing design standards in accordance with the characteristics of the various neighborhood areas of Belmont.**
3. **Increase revenues to offset costs associated with Land Use Department services.**

## Land Use

1. **Preserve and protect the rural qualities.**
2. **Protect our agricultural land because it provides us with the very essence of rural character, open space, woodlots, scenic vistas, wildlife habitat and the ability to maintain some self-sufficiency to feed ourselves. All of this requires a minimal demand on community resources, but is vital to our economy.**
3. **Preserve and protect our water resources.**
4. **Preserve and protect our natural resources.**
5. **Guide residential development to meet the overall housing needs of various income groups, while retaining open space to preserve the rural character.**
6. **Guide and support non-residential development.**
7. **Protect transportation corridors from encroachment of structures, congestion and blight.**
8. **Recommend land use chapter be reviewed annually to keep pace with development.**

## Recreation

1. **Acknowledge the need to create new recreational opportunities for all ages while maintaining existing recreation throughout parts of Town.**
2. **Determine the need for, and the responsibilities of, a Parks and Recreation Department.**
3. **Establish, create, expand, and map a series of loop trails to link Town lands, scenic and wildlife areas, restaurants, and sleeping facilities throughout the Town.**
4. **Enhance and create recreational opportunities for adults and families through the use of the Shaker Regional School District Facilities.**

## Transportation

1. **Improve, maintain, and inventory existing roads, streets, bridges, and culverts.**
2. **Develop a funding plan.**
3. **Maintain, enhance and manage a transportation infrastructure that facilitates, encourages and supports public transit and non-motorized travel to reduce energy consumption, preserve air quality, and reduce pollution.**
4. **Promote use of technology and tools available now and in the future to provide and ensure safe mobility.**
5. **Participate in transportation discussions with residents, Town, County, Regional, State, and Federal officials.**
6. **Provide new road construction guidelines using access management principals and flexible road standards.**
7. **Coordinate transportation planning with conservation and preservation goals.**
8. **Establish a gateway enhancement initiative to improve the image of Belmont.**

## Utilities and Public Services

### Electric Utility

1. **Assure that the needs of the users are being met and the changes to the Public Utility laws are not negatively impacting the residents and businesses of the Town of Belmont.**
2. **Assure that to the greatest possible extent all utility lines are installed underground in accordance with the ordinances of the Town.**

### Water Utility

1. **In cooperation with the Fire Department, conduct a comprehensive study of water demand for firefighting needs.**
2. **Address the adequacy of water quality. Are the minimum NH DES standards adequate or should a higher standard be set?**
3. **Plan ahead for the expansion of the water utility outside of the Village area. This will be on a pay as you go basis with payment made by the users from the new areas and successful applications for grant monies.**
4. **Work with the State of New Hampshire and the local towns sharing the same aquifer to insure its future purity. This may require the elimination of certain residential, commercial or industrial expansion in the areas of the aquifer. This study commenced in mid-2002 and the results should be available in 2003.**

### Sewer Utility

1. **Extend as required the sewer mains to assure that the quality of water in the lakes and the aquifer are not compromised.**
2. **Require that upon any extension of the sewer line all nearby residents and business be required to hook-up.**
3. **Continue the policy of submitting grant applications for the expansion of the system. This will help keep the cost to the user at the lowest possible level.**

### Gas Supply (Natural & Bottled)

1. **Coordinate the expansion of this utility with the goals of the Town to insure that natural gas will be where it will be needed to best benefit the Town. Expansion of this utility is directly related to the expansion of the Town.**
2. **Assure that all expansion of the bottled gas utility and usage is in accordance with the applicable building codes and safety measures.**

### Telecommunication Utility

1. **Since this will be the utility that will most likely have the greatest change in the near future, special attention must be paid to assure that the Town's ordinances are kept current with these changes.**
2. **The placement of telecommunication/cellular towers will be one of the most sensitive issues to face the Town in the near future. The placement must be unobtrusive yet technically located to minimize the number of towers. Towers should first be located on public property and out of the residential/rural areas where possible. Co-locating users will help the town minimize the total number of towers, which must be a major goal of the Town. Locating tower on the sides of Town buildings, existing towers and water tanks will also aid in reaching this goal.**
3. **With the expansion of the cellular type of communication, there will hopefully be a reduction in the overhead wires and applicable telephone poles. This will be a noticeable improvement in the visual impact on the community.**

### Cable and Satellite Communication Utility

1. **This area will experience the greatest growth in the next decade. Included is the Internet, which is fast becoming the "Way" to communicate, research and spend leisure time. Therefore, review of this utility will also require overview to assure the proper handling of the services to all the residents of the Town.**

# Community Facilities



Land Use

## Mission Statement

***To provide Belmont residents with community facilities that are adequate, safe and efficient through long term planning and budgeting.***

## Introduction

The Community Facilities Chapter presents a listing and description of the existing municipally owned buildings and schools, and both general and specific recommendations for additions and improvements. A tour and inspection was conducted at each facility including an interview with the responsible director/manager.

Belmont is fortunate to have an excellent base of Community Facilities from which to build upon to address the future needs of its citizens.

## Existing Conditions

The following is a summary of the data on existing facilities from the Town and the Shaker Regional School District supplemented by on-site visits and interviews.

### Public Works Garage – Hurricane Road

The Public Works Garage occupies approximately 6 acres of a 100 acre parcel. The main facility was constructed and occupied on September 2000. It is a 100' by 80' building having 10 truck bays. A 20' by 80' portion of the structure holds the Public Works Director's office, restroom, spare parts and lounge. The 10 bays

allow all the trucks and heavy equipment to be sheltered with one bay utilized for repairs. This one bay has a lift capable of repairing heavy equipment and trucks. Additional structures include a radio tower, oil collection shed, salt garage and a bay shed for suspending truck spreaders.



Kenneth Knowlton

The Public Works Director denoted only one concern for the future of this facility. It was felt that the size and location of the current salt garage should be altered. Currently the salt garage is in good repair but the proximity to a residential property with only a six-foot setback was causing problems. Problems included, noise, lighting and possible pollution. The Public Works Director pointed to an alternative location on this large lot, stating an increase in capacity from the current 100 tons to at least 200 tons may translate to cost savings in salt acquisitions and additional assurances in supply. Further, it was noted that the current salt garage could then be utilized to hold other harsh road chemicals rather than the Old Town Garage off of Sargent Street. The Sargent Street property is in poor repair and within a congested residential area.

Finally, current improvements in the property under way include proper gating of the entrance and installation of an exhaust system for vehicles within the garage. The property is under ERISA and is in full compliance. The Town Garage services all of the Town's vehicles except that of the fire department.

### Town Hall – Main Street

The Town Hall was built in the early 1900's. The building has a total of 9,780 square feet with approximately 3,400 square feet on the main floor. There are 11 full-time and 5 part-time personnel occupying this building.



Now

The basement holds two small offices that are occupied part time. It also serves as dry storage for files. The basement is dry but there is no ventilation. The main floor is where most of the Town personnel operate. It is heavily



Then

congested and working space is at a premium throughout. Again, there is a lack of proper ventilation. The top floor is closed off and in need of great repair. It originally served as a community center.



Most of the departments operating in Town Hall are working in areas too small for their current needs. Solutions discussed were relocating certain offices not requiring handicap accessibility to the top floor or future acquisition of abutting property. The Town also is considering relocating the facility to an available town lot next to the Mill building.

### Fire Station – Gilmanton Road

The current Fire Station is in close proximity to the Town Village District and major routes. The 10,550 sq ft building is located on 4.9 acres and was occupied on June 1995.



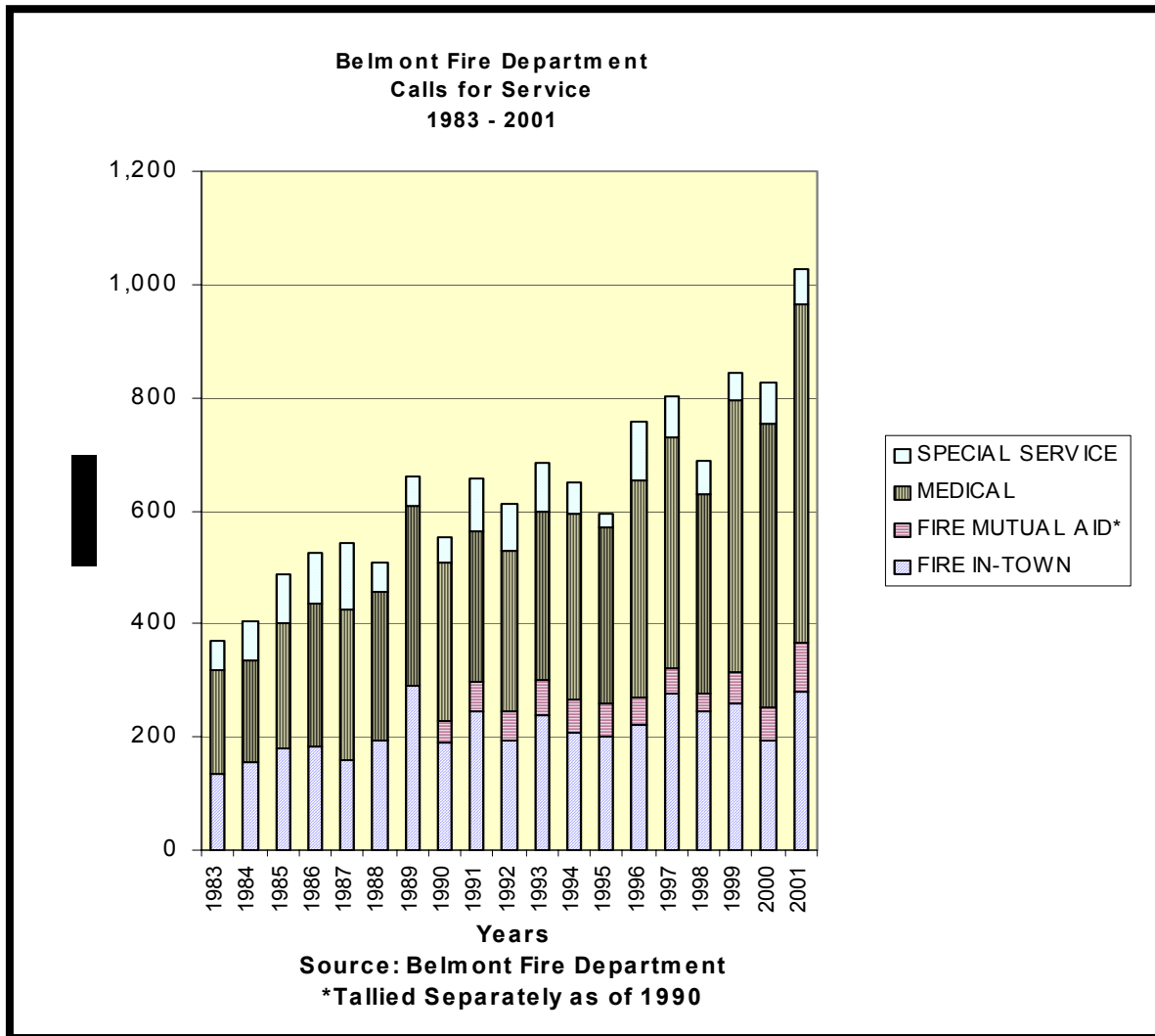
Land Use

Discussions of the future facility needs of the department were of a substation on Route 107 (Province Road), ladder truck and addition to the current station. The Route 107 substation would be a two bay building holding a pump truck and fire utility vehicle. The station would house four to five firefighters. The need for this facility is increasing rapidly, due to growth in the eastern half of Town. The Town would prefer a land donation of three to four acres to keep development costs down. The Department is considering constructing the new station in 2004-2005.

Equipment needs and expenditures are also dictated by the volume of water available for firefighting in the Town's municipal water system. That system presently has limitations that require the department to maintain larger storage and pumping vehicles, although the system has been improved by looping dead-end lines.

Discussion on the need for a ladder truck included concerns of not only fighting fires at heights greater than current ladder systems allow, but also of large-area structures such as the Belknap Mall. The proposed building addition was to help with recent changes in working area due to the stations change to 24-hour service and the accommodations necessary to staff for that service.

Figure 6.1



Corner Meeting House – Sargent Street



Kenneth Knowlton

The Corner Meeting House was acquired in 2000, previously serving as a church. The property abuts the police station and is within walking distance to Town Hall. Renovations were completed in 2000. The property serves as a community-meeting house and is highly active with various meetings. The interior and exterior of the building are in very good shape.

## Belmont Mill – Mill Street

The Belmont Mill is a Town-owned property leased to numerous tenants who provide several services for the community. They include a daycare facility (1<sup>st</sup> floor), senior center (2<sup>nd</sup> floor), medical offices (3<sup>rd</sup> floor) and an outreach extension of the vocational technical school culinary division (2<sup>nd</sup> and 4<sup>th</sup> floor) that includes both a practical classroom and public café. Tenants have lease arrangements of five to ten years in length.



Land Use

The property was restored with Community Development Block Grants in 1997. Some faults including drainage, plumbing and heating have been encountered and are being addressed.

The Town has additional lands abutting the Mill. A portion of this land is a municipal parking lot. The Mill powerhouse was recently demolished for safety concerns.

## Belmont Public Library – Main Street



Now

The Belmont Library building was built in 1923 and is listed on the National Register of Historic Places. There are two floors. The first floor is 900 square feet and houses most of the library's collection of books. The lower



Then

floor has a 700 square foot meeting room with adjacent boiler room and rest room. The lower floor is shared between the library and historical society and acts as a community meeting room. Only the main floor has Americans with Disabilities Act (ADA) accessibility. There is one full-time librarian and one part-time librarian.

Lack of space is a problem for the library. The library's collection is limited primarily to the main level. Use of the lower level is restricted by non-ADA accessibility and lack of adequate staffing. The library trustees have been working on a long-term plan to add an addition. Currently, there is \$50,000 set aside under a capital reserve for a future addition.

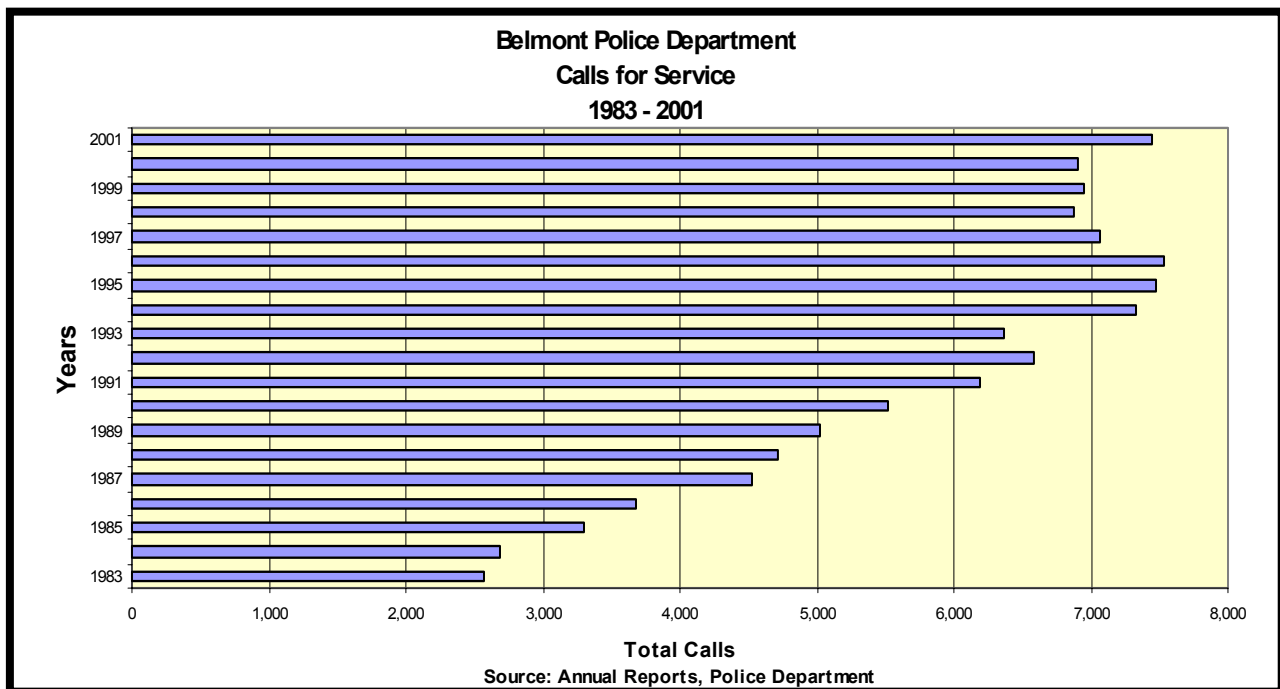
## Police Department – Fuller Street



Kenneth Knowlton

The Police Station was completely refurbished in 1995 with additional expansion in 1999 for evidence, storage and detention. The one-story 3,750 square foot building has a well laid out floor plan. The Police Department has 15 employees. The Chief of Police indicated little concern for any current or near future deficiencies with the physical facilities.

Figure 6.2



## Old Town Garage – Sargent Street



Land Use

The Old Town Garage is still used by the public works department. It was built around 1900 and has 3,480 square feet. The public works department uses the building for dry storage including winter sidewalk maintenance equipment. The Boy Scouts also utilize this building for meeting and project space.

### Sargent Park – Sargent Street

Sargent Park is adjacent to the Corner Meeting House and Police Station. It contains a skateboard area, roller blade hockey rink, four basketball and one tennis court, horseshoe pits and a swing set.

### Murray Park – Shaker Road

Murray Park contains 37 acres and was purchased in two parcels in 1967 and 1970 for use as a town park. It has two keyhole ponds and a historical Indian mound. In 1970 Belmont Troop 65 of the Boy Scouts of America were approved to construct/maintain a scouting area on the property. In 1971 the property was named Murray Park. The property also contains the site of the municipal wells.

### Bandstand Park – Main Street

The one acre Bandstand Park is the site of the Town Bandstand constructed in the 1890s from funds gathered by subscription. The park was dedicated on May 26, 1989 and is used for Old Home Day and other community activities. In 1967 Blue Spruce trees were planted to screen the adjacent PSNH utility site. In 1987 the Belmont Beautification Committee placed benches and planted trees along Mill Street to replicate trees from former years.

### Leslie E. Roberts Municipal Beach and Recreation Area



Kenneth Knowlton

The Beach located on the shore of beautiful Lake Winnisquam, was completed and opened to the public in 2000. The site was originally intended as part of the location of the further extension of the Rte. 3 & 11 Bypass until that project was cancelled. A significant and persistent effort on the part of the Town and the Winnisquam Recreational Area Development Committee brought the beach project to fruition. The beach includes an access drive, parking areas, restrooms and picnic tables. Plans have been discussed regarding further improvements and staffing to augment the enjoyment and usability of this facility when needed.

### Recycling Facility – Sargent Street

The Town's Recycling Committee is developing plans for a new Recycling Facility to replace the present drop-off site near the old town garage. The Committee has researched numerous existing facilities around the State. A building size and capacity have been estimated and the Town has hired



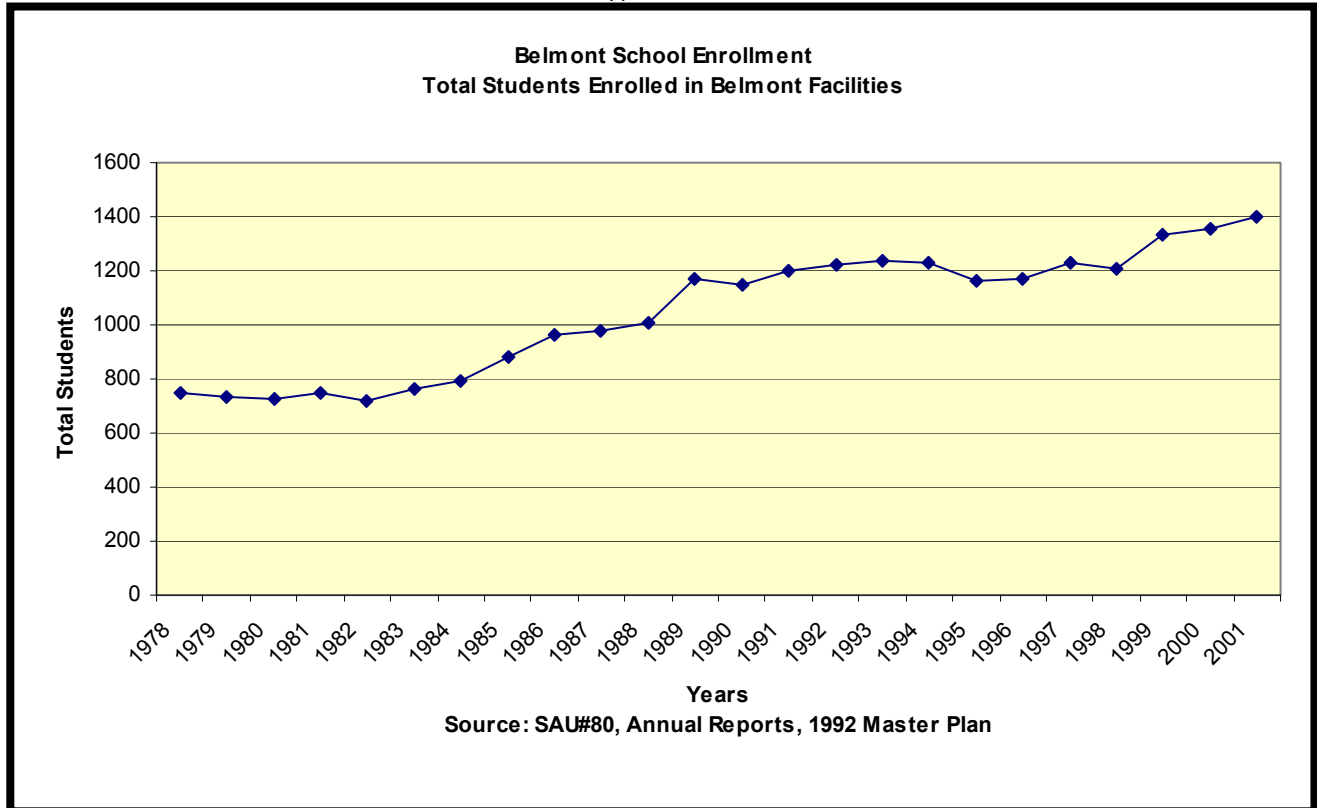
Land Use

an engineer to develop conceptual building plans and a conceptual site plan. The Committee anticipates presenting cost data to the Town and recommending that a Warrant Article be placed on the 2003 Town Meeting agenda.

### Belmont Schools

The Town of Belmont, along with the neighboring community of Canterbury comprise the Shaker Regional School District. Educational facilities within the two communities consist of two elementary schools, a middle school and high school. School Administrative Unit No. 80 was created in 2001 to provide administrative services specific to meet the needs of the Shaker Regional District. The District has just completed a five-year strategic plan (2002-2007) and additional information regarding goals and objectives of the District can be reviewed in that document.

Figure 6.3



### Belmont Elementary School - Gilmanton Road

Construction Date: 1985; additions in 1988 and 1990  
 Insured Value\*: \$3,500,000 building and \$700,000 contents

Square Footage: 42,000 sq ft  
 Capacity: 450 students  
 Present Occupancy: 412 full-time students



- Presently has adequate space, but very little room to accommodate growth in community
- No room for full-day kindergarten, a goal

for the district

- Art, music, technology have their own spaces
- 5-10 Year needs:
  - Portable classrooms-however, adding portable classrooms does not expand the old facility, which is at its maximum.
  - Consider need for new elementary school in another part (Winnisquam) of Town. This would allow pulling fifth grades out of Belmont Middle School, providing two K-5 elementary schools in Town.

### Canterbury Elementary School (located in Canterbury)

Construction Date: 1956, additions in 1969 and 1990  
 Insured Value\*: \$2,000,000 building and \$300,000 contents  
 Square Footage: 30,000 sq ft  
 Capacity: 250 students  
 Present Occupancy: 129 full-time students

- Art and music sharing the same space
- Special education space is inadequate
- Technology has its own space
- Can accommodate some growth, as long as it is spread across the grade levels.
- 5-10 year Needs:
  - Core facility can accept growth, but may need classrooms.

### Belmont Middle School – School Street

Construction Date: 1936  
 Insured Value\*: \$3,750,000 building and \$850,000 contents  
 Square Footage: 64,000 sq ft  
 Capacity: 450 students  
 Present Occupancy: 474 students



- Presently at and slightly over capacity
- Special education/Title 1 needs more space
- Use of Memorial School for some programs provides some relief
- 5-10 Year Needs:
  - A new elementary school, withdrawing 5<sup>th</sup> graders, should provide the space necessary for the next ten years.

Gale School – School Street

Construction Date: 1894  
 Insured Value\*: \$300,000 building and \$15,000 contents  
 Square Footage: 5,100 sq ft  
 Capacity:  
 Present Occupancy: 0 – used for cold storage

- Renovation of building for SAU offices would provide up to six classrooms in Memorial School for the District



Land Use

Memorial School – School Street

Construction Date: 1956, renovated in 1985  
 Insured Value\*: \$700,000 building and \$100,000 contents  
 Square Footage: 11,000 sq ft  
 Capacity: 200  
 Present Occupancy: Used for SAU offices and Band Suite



Land Use

- Provides music (band) space and room for in-school suspension
- Renovation of Gale School for SAU offices would provide up to six classrooms for the District.

Belmont High School – Seavey Road

Construction Date: 1998  
 Insured Value\*: \$4,500,000 building and \$1,000,000 contents  
 Square Footage: 72,000 sq ft  
 Capacity: 500 students  
 Present Occupancy: 472 students



Land Use



- Near capacity now; will be at capacity next year
- Presently have some teachers sharing classrooms with “floaters”
- 5-10 Year Needs
  - Auditorium/band suite
  - May need academic wing

\*90% blanket building/contents limit \$15,943,500

The addition of year-round residential units in both Belmont and Canterbury are of great interest to the Shaker Regional School District. Specifically, large developments in either community could and probably would put the schools over capacity.

## Goals, Objectives and Strategies

The following Goals, Objectives and Strategies enhance the Town's ability to manage growth while balancing the needs of present and future generations.

1. **Evaluate and balance over time the financial impact of community facilities and services.**
  - A. Annually review and update the Capital Improvements Plan to maintain and improve facilities and services that become outmoded or insufficient to maintain adequate levels of service.
    - (1) Prepare a detailed assessment of needs to maintain and expand associated facilities with respect to trends in population and housing growth in the Community.
  - B. Obtain grant monies in combination with volunteer efforts to supplement municipal resources to upgrade outdated and unsafe facilities and equipment.
    - (1) Engage the services of a professional grant writer (or train existing Town staff) to research the availability of grants from the State and Federal Governments and to apply for these grants when deemed appropriate.
    - (2) Seek to draw upon the desire of individual residents, community service organizations, and local businesses to supplement the resources of the Town through volunteer efforts and monetary donations for specific improvement projects.

- C. Coordinate expenditures through the capital improvements planning process.
  - (1) Take a long-term perspective on the CIP as it relates to the growth of the community and the impact on community facilities. Address both the maintenance requirements as well as the needs resulting from the pressures applied by increasing demand.
  - (2) Look to renovate existing structures, whenever possible.
- 2. **Provide for expanded services and facilities to meet the demand of growth within the Community.**
  - A. Prepare an updated "needs" study for all existing facilities including the Public Works Department, Municipal Building, Solid Waste, Library, Fire Department, Police Department and Schools.
    - (1) Prepare a detailed listing of all the needs projected by the managers of each community facility. These requirements shall be prioritized with a brief cost/benefits analysis for community consideration.
    - (2) Present to the community the rationale for determining the priorities to be met in the annual budget appropriations with recommendations on a timeline for those needs unable to be met that year.
    - (3) Encourage and report on the development of a Town Recycling Center including a cost/benefits analysis.
  - B. Annually update and utilize the Transportation Improvement Plan to identify needed improvements.
    - (1) Annual review and recommend changes to the Transportation Improvement Plan with respect to the impact of growth within the Community and the stress that growth puts on local roads and transportation systems.
  - C. Evaluate the need for a new Community Center.
    - (1) Initiate a study to determine the need, potential usage, possible sites, and costs.
- 3. **Develop regulations to mitigate the impact of new development on existing services and community facilities.**

- A. Continue to weigh the impacts of future development on existing services and facilities. Where necessary, require improvements prior to occupancy of development.
  - (1) Research, develop and implement regulations that transfer the burden of new residential and non-residential development from the Town to the developer. This could take the form of impact fees or, at the very least, the responsibility for the developer to present the projected impact of their proposed development on existing community facilities.
  - (2) Continue to build an improved relationship between the Town staff and elected officials and the Shaker Regional School District. Communicate development plans and ordinance changes that impact housing and school capacity.
  
- 4. **Provide an education for every child from pre-school through grade 12 that enables each to become a productive and involved citizen.**
  - A. Measure excellence in teaching and assure that it is rewarded.
  
- 5. **Assure adequate health care for all citizens.**
  - A. Encourage health practitioners to locate in Belmont.
  - B. Connect any citizens in need with programs such as HealthLink of Lakes Region General Hospital (LRGH) and support services provided at the Belmont Senior Center.

# Conservation and Preservation of Natural Resources

## Mission Statement

***To protect through conservation and preservation, the natural, man made, and historical resources throughout Belmont by educating the citizens as to their existence, importance and fragile nature.***

***All of these resources are significantly affected by other Master Plan topics, namely: Community Facilities, Construction Materials, Housing, Land Use, Recreation, Transportation, Utilities and Public Services.***

***A careful balance is essential for the basic existence of these resources both to conserve and protect for the sake of preservation – and assure these “quality of life” advantages for future generations.***

## Introduction

Since the last Belmont Master Plan was drawn up in 1992, population growth continues. This one factor alone has the single largest impact on conserving and preserving key resources. Those assets, furthermore, give measurable value to creating the sense of place and type of community characterized as rural - and desirable - by the majority of residents, since the first comprehensive Town plan over 30 years ago.

Rural character is a quality of life and place, in part, characterized by open spaces, historic places, forestlands and farmlands. The economics and advantages of open space are well recognized and documented<sup>2</sup>. New Hampshire benefits overall; and additionally, our Town is located in proximity to major cultural, scenic and events tourism enterprise. Identifying, preserving and promoting some of the rich community resources can bring dividends if we plan strategically and appropriately, in time.

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<sup>2</sup> Dollars and Sense: Society for the Protection of New Hampshire Forests and others 1999

We advocate a balance that understands and encourages development that is compatible, supportive and complementary of unique and treasured community resources. Finding, documenting and promoting what is special about Belmont is a first step to managing our growth and maximizing our advantages.

Key community resources of Belmont are categorized as natural, historical or man-made.

## Existing Conditions

(Please note that the following resource items are in alphabetical, not priority or ranked order.)

### **Natural resources included in this chapter include the following:**

Agriculture (tree farms, orchards, pastures, productive lands)  
 Conservation lands and lands with special features  
 Lakes and Streams  
 Scenic vistas and viewsheds  
 Wildlife

### **Historical resources include:**

Archaeological and areas of special importance  
 Historical buildings and sites

### **Man-made resources include:**

Public well systems  
 Recreational trail systems  
 Stonewalls



Linda Frawley

We believe the recommended goals and objectives further detail an approach to help the Planning Board in promoting "...desirable development of the territory legally and logically within its jurisdiction," while safeguarding the future of the many and exemplary "pre-existing attributes also located there." (New Hampshire RSA:674:2 – Master Plan Purpose and Description.)

In the fragile and sensitive arena of natural, historical and other unique resources, we must remember that contamination, adverse change, or destruction equals elimination. Let us cherish, choose and save wisely.

## Goals, Objectives and Strategies

The following Goals, Objectives and Strategies enhance the Town's ability to manage growth while balancing the needs of present and future generations.

### 1. **Incorporate annual studies and mapping of wildlife habitat and travel corridors throughout the town.**

- A. Utilize landowners, volunteers, UNH, school programs, Conservation Commission and other agencies in identifying flora and fauna on Town owned lands and parks, large unfragmented lands and lands of private landowners with their permission.

(1) Organize and schedule agendas.

- B. Identify and protect rare and endangered species (flora and fauna).

(1) Create public awareness/flyers for new residents/builders.

- C. Protect wildlife travel corridors/road crossings from development.

(1) Identify and restrict.



*Kenneth Knowlton*

- D. Identify and assist landowners in management practices of wildlife.

(1) Coordinate with Recreation subcommittee, include in Belmont Better Times.

- E. Preserve adequate habitat for native plants and animals through good forestry practices, agriculture, field studies and development standards.

(1) Require use of licensed foresters before hiring a registered logger, as well as utilize the expertise of Fish & Game wildlife biologists, UNH County Extension Office.



*Jeffrey Marden*

- F. Establish incentives for landowners to protect stands of trees or other vegetation shown to be a viable asset to wildlife.

- (1) Educate landowners and consider tax incentives.
2. **Preserve the availability and quality of Belmont's recreational opportunities through increased conservation planning and initiatives.**
    - A. Preserve large unfragmented lands from over development.
      - (1) Use of Town regulations and incentives.
    - B. Utilize lands for appropriate recreational purposes ((Examples: gardening, hunting, fishing, hiking, Off-Highway-Recreational-Vehicles (OHRV), etc.)).
      - (1) Identify and preserve.
    - C. Encourage conservation easements.
      - (1) Identify landowners and approach/educate on a one-to-one basis.
    - D. Work with public, landowners, and trail clubs to develop recreational plans to ensure minimal impact on wildlife and natural resources.
    - E. Promote recreational opportunities.
  3. **Preserve natural features of Belmont and ensure that they are not adversely affected by future development.**
    - A. Categorize and map natural features and establish priorities for conservation efforts.
      - (1) Utilize available maps and resources.
    - B. Protect aquifers to preserve adequate water supply for human use, recreation, and to maintain ecological systems.
      - (1) Determine areas of consideration and propose corrective action.
    - C. Increase setbacks from water bodies to ensure that wildlife breeding grounds, and water quality are kept in their natural state.



Jeffrey Marden

- (1) Identify areas and determine reasonable setbacks.
  - D. Control growth in areas of significant wildlife, sensitive wetlands or known valuable habitat.
    - (1) Acquire property and/or introduce regulation.
  - E. Protect agricultural soils with conservation easement incentives.
    - (1) Identify and educate landowners with opportunities, offer incentives.
4. **Encourage conservation through public/landowners education.**
- A. Develop community outreach programs and resource materials.
    - (1) Make resources available through Town Office.
  - B. Encourage and instruct on conservation and other easements.
    - (1) Utilize field experts in conservation/preservation to educate and offer suggestions for incentives and marketing possibilities.
5. **Protect, conserve and preserve the remote portions of Belmont from excessive development pressures and/or activities that would be detrimental to the unique environmental characteristics and qualities of these areas and that would detract from the peaceful enjoyment and tranquility they afford local residents.**
- A. Establish rural conservation districts.
    - (1) Research and study related resources.
  - B. Appoint an Open Space committee to work in conjunction with the Belmont Conservation Commission and Planning Board, in defining and establishing these districts.
    - (1) Consider related subcommittee members and other interested parties.
  - C. Identify large unfragmented areas of land and their owners.



- (1) Utilize Town Maps to determine opportunities.
  - D. Establish incentives for owners of large parcels of land, and educate said owners as to the advantages of establishing these districts.
    - (1) Review with local officials and conservation educators for implementation.
  - E. Establish design review definitions and standards compatible with rural neighborhoods and centers using 1996 Plan NH design charette held for the Belmont Mill renovation as a starting point.
    - (1) Utilize related resources for direction.
- 6. **Identify and consider ordinance or other mechanisms for protecting key scenic community vistas, views and viewsheds.**
  - A. Determine priority sites and areas visible from public roads that convey and showcase Belmont's agricultural and rural heritages, beauty and character.
    - (1) Commission and organize viewshed analysis through local efforts/input.
  - B. Review Overlay View Protection District possibilities.
    - (1) Consider reasonable opportunities.
- 7. **Establish proactive administrative goals to research, monitor and apply for established, available funding opportunities (state, federal and foundation sources).**
  - A. Identify Community Development Finance Authority, Downtown Initiative projects and others offering preservation/community facility support/housing opportunities while simultaneously benefiting business through state tax investment credits.
    - (1) Research productive support opportunities.
  - B. Train staff in research, grant review, writing as necessary.
    - (1) Seek Counsel from appropriate agencies.

8. **Seek guidance from the Center for Land Conservation Assistance on benefits of establishing and funding a dedicated Belmont Conservation Community Trust Fund or partnering with other organizations.**

- A. Promote and receive tax-deductible donations, including land, in-kind services, cash or securities for the preservation of open space and/or establish a formalized arrangement with the Society for the Protection of New Hampshire Forests or Lakes Region Conservation Trust or other appropriate land conservation and protection resources.



Land Use

- (1) Seek guidance for funding and establishment.

9. **Identify historic buildings, natural and cultural resources, and sites and areas of special importance in Belmont.**

- A. Determine eligibility for appropriate state and federal registers and/or programs as key community landmarks of special significance, with the Belmont Historical Society and other interested citizens.

- (1) Research appropriate programs.

- B. Provide resources for Historic Register review and applications.

- (1) Coordinate efforts with Belmont Historical Society



Land Use

- C. Evaluate and rank all municipally owned historic or landmark buildings and sites for conservation, preservation and/or multiple reuse as Community facilities.

- (1) Identify and consider all locations.

- D. Discuss defining the Village District specifically as an historic district or similarly preserved area, complemented with village green space and other aesthetic considerations.

- (1) Research and review necessary requirements.

- E. Develop partnership opportunities and awareness of Lochmere site.
    - (1) Inquire into community interest and education.
  - F. Establish Local Heritage Commission.
    - (1) Seek town or other counsel for assistance.
  - G. Promote Town Forest awareness and usage.
    - (1) Utilize Belmont Better Times, Gilmanton Gazette and Town events.
10. **Protect farmland resources and heritage as an integral part of Town rural character.**
- A. Identify areas needing protection for agricultural use.
    - (1) Contact farmland owners with agricultural opportunities (if any).
  - B. Create agricultural profile and inventory with UNH/USDA/Belknap County Conservation District including prime and unique farmland and farmland of statewide importance.
    - (1) Utilize local programs for assistance.
  - C. Review possibilities for Purchase of Agricultural Conservation Easement (PACE) programs and Transfer of Development Rights (TDR) with major landowners.
    - (1) Identify landowners and introduce programs.
  - D. Consider agricultural protection zoning.
    - (1) Research possible regulations.
  - E. Market County Fairgrounds as a prime agricultural heritage site.
    - (1) Research marketing opportunities.



Jeffrey Marden

- F. Explore and foster Fairgrounds area for partnership initiative with 4H, Belknap County Conservation District and Community College as a regional site for youth/conservation/education programs.
  - (1) Coordinate with educators for productive utilization.
  
- G. Promote WHIP (Wildlife Habitat Incentive Program) and similar landowner incentive programs of the U.S. Department of Agriculture, Belknap County Conservation District and others.
  - (1) Public education by field experts.

# Construction Materials



Kenneth Knowlton

## Mission Statement

***Identify known sources of earth construction materials, including existing operations, which are available for future construction materials needs. Develop guidelines for compatible development, usage, and closure of excavation sites.***

## Introduction

The good news is that the Town of Belmont sits atop an abundant supply of earth construction materials that are readily accessible using conventional excavation equipment and methods. The bad news is that the Town of Belmont sits atop an abundant supply of earth construction materials that are readily accessible using conventional excavation equipment and methods. This is to say that the ready availability and plentiful supply of materials is a mixed blessing, and good planning will be required in order to balance the needs of the community for such materials, the rights of property owners to exploit their lands, environmental factors, and the aesthetic values of the townspeople with regard to the manner, methods, and visibility of open surface extraction operations. The potential of extraction sites such as gravel pits for some types of recreational activities has been cited as a possible asset, but some operators are opposed to this and, in fact, post and bar their sites against entry for recreational purposes because of the liability issues and incidents that can and have come out of such use.

## Existing Conditions

Town records indicate that there are thirty-seven existing sand and gravel sites in Belmont. They range in size from sites as large as 214 acres to as small as 2

acres. Records indicate that in the 1999 tax year, over 440,000 cubic yards of material, predominantly sand and gravel were removed from these sites. Records also indicate that over 2.5 million cubic yards of material remain to be mined from the existing sites. Data from the Town records for years 1999 to 2002 have been tabulated and appears as an exhibit at the end of this chapter. (Tables 8.1 thru 8.4)

The existing sites fall into two categories; permitted and grandfathered. New pits must be permitted in compliance with RSA 155-E. Many of the Belmont sites predate the implementation of State regulations and are grandfathered from most of those requirements. All sites must file a report with the Town each year and identify the activity projected for the upcoming year as well as the remaining capacity of sand and gravel on the property. Each of the sites must apply to the State Department of Environmental Services for a Site Specific Permit. There is a financial incentive to close out and reclaim a site exhausted of materials as completion of the reclamation process entitles the landowner to a reduced tax assessment on the reclaimed portion of the site.

## Goals, Objectives and Strategies



Kenneth Knowlton

*The following Goals, Objectives and Strategies enhance the Town's ability to manage growth while balancing the needs of present and future generations.*

1. **Determine the present state of extraction operations in the Town.**
  - A. Analysis of existing sites to find the number, location, size, age, and activity level of existing excavation sites.
    - (1) Initiate a system within the Town administration to tabulate the data supplied each year by each operator/applicant.
    - (2) Publish the above information in the Town's Annual Report.
2. **Ensure appropriate closure of obsolete or depleted sites.**
  - A. Review current environmental, zoning, and operating regulations to determine compatibility of future development/disposition plans for obsolete or depleted sites.
    - (1) Perform site assessments of depleted or discontinued mining sites to determine whether current reclamation requirements

have been met and whether the future use of the land, in its current condition, is compatible with the existing zoning and adjacent land uses.

- B. Develop new regulations as may be deemed appropriate, taking into account such considerations as grandfathering and/or other existing conditions implications.
  - (1) Establish a working group consisting of Town staff, and concerned citizens and mining operators to develop and recommend new or revised regulations to improve the closure and reclamation of obsolete sites from an aesthetic, environmental and land-use compatibility standpoint.
- 3. **Ensure that future construction material extraction operations are compatible with planned land uses, applicable regulations, community values, and transportation infrastructure.**
  - A. Develop guidelines and regulations for the creation, use, and closeout of future excavation sites.
    - (1) Research, develop and recommend to the Planning Board new guidelines and regulations related to the permitting and operation of new excavation sites.
    - (2) Consider the implementation of specific timeframes for closure and restoration of inactive pits. Ensure final grading matches the surrounding land.
  - B. Produce overlay maps of soil studies and zoning to identify potential sites and establish whether there may be compatibility issues.
    - (1) Initiate and coordinate the preparation of a map combining the Town's zoning map, soil surveys, major streets, and excavation sites for reference when considering applications for new excavation sites.

Table 8. 1

Reports of Excavation Tax Year: April 1999 - March 2000								
Parcel	Owner	Lot Size (acres)	Permit Area (acres)	Excavation Area (acres)	Mat'l Type	Estimated Excavation (cu. yds.)	Actual Excavation (cu. yds.)	Estimated Available (cu. yds.)
6-45-1 / 332	Waters	1.63			Fill	6,800	2,000	
204-023	Mooney	13	7.6	2	Gravel	15,000	<b>16,000</b>	100,000
204-027	O'Connor	20+	20.39	4.5	Gravel	1,000	220	
"	"	"	"	"	Sand	1,000	14	
"	"	"	"	"	Fill	5,000	<b>5,233</b>	
204-030	Mooney	35	8	2	Gravel	10,000	8,000	
235-058	Pike	30	30		Loam	5,000		
205-063	A & W Trust	11.23	6	0.5	Fill	500	500	
231-010	Duggan	7	7	1	Sand	10,000	7,000	93,000
"	"	"	"	"	Stone Prod.		<b>1,000</b>	
231-014	Persons	121	50	7.5	Gravel	200,000	12,174	200,000
231-011	Pike	26	26	7.5	Sand	4,000		
232-031	Pike	110	110	19.5	Sand	1,000		
"	"	"	"	"	Fill		<b>10,750</b>	
235-032	Salls	9.2	2	0.23	Sand	20,000	3,150	187,886
235-058	Pike	72	72	23	Sand	4,000		
236-011	Persons	23	20	1	Gravel	150,000	13,800	300,000
"	"	"	"	"	Sand	150,000	20,100	
236-013	Booth	26.6		2	Sand	6,000	<b>7,856</b>	
236-014	Weeks	214	214	67.9	Sand	50,000	19,900	226,536
"	"	"	"	"	Stone Prod.	130,000	<b>162,156</b>	
"	"	"	"	"	Fill		44,480	
238-002	Roberts	40		1.5	Gravel	200	120	4,400
"	"	"	"	"	Sand	400	60	
242-004 (6-52)	Parent	39.6	39.6	25	Gravel	1,000	<b>1,918</b>	
"	"	"	"	"	Sand	5,000	1,774	
242-004 (6-52-2)	Parent	11.12	11.12	1	Gravel	100	<b>529</b>	148,600
"	"	"	"	"	Sand	500	489	
242-010	Parent	17.9	17.9	10	Gravel	100	<b>860</b>	98,150
"	"	"	"	"	Sand	200	<b>795</b>	
242-030	Dalton	39		2	Sand	4,000	1,210	
245-001	GS&G	207		3.5	Gravel	15,000	4,943	
"	"	"	"	"	Sand	60,000	48,510	
"	"	"	"	"	Loam		<b>4,095</b>	
"	"	"	"	"	Stone Prod.	5,000	18,600	1,000,000
245-005	GS&G	11		1	Gravel	2,000	<b>12,830</b>	10,000
245-016	GS&G	25		1	Gravel	15,000	9,850	200,000
	Column Totals:	1090.28	641.61	183.63		877,800	440,916	2,568,572





Table 8.3

Reports of Excavation Tax Year: April 2001 - March 2002								
Parcel	Owner	Lot Size (acres)	Permit Area (acres)	Excavation Area (acres)	Mat'l Type	Estimated Excavation (cu. yds.)	Actual Excavati on (cu. yds.)	Estimated Available (cu. yds.)
125-047-000	Busack	7.85	7.85	1	Sand	950		
204-027-000	O'Connor	20+	20+	4.5	Sand	500		
"	"	"	"	"	Gravel	500		
205-063	A & W Trust	11.23	6	0.5	Fill	500		
231-010	Duggan	32	7	0.5	Sand	1,000		
"	"	"	"	"	Loam	100		
231-011	Pike	26	26	7.5	Sand	4,000		
231-012	Pike	26	26	7.5	Gravel			
231-014	Persons	121	50	10.5	Gravel	300,000		
232-031	Pike	110	110	19.5	Fill	4,000		
235-032	Salls	9.2	2	0.23	Sand	15,000		
235-058	Pike	72	72	22	Gravel	10,000		
"	"	"	"	"	Stone Prod.	35,715		
236-011	Persons	23	23		Gravel	150,000		
"	"	"	"	"	Sand	150,000		
236-013	Booth	26.6		2	Sand	14,500		
236-014	Weeks	214	214	71	Gravel	17,850		
"	"	"	"	"	Sand	38,575		
"	"	"	"	"	Fill	89,285		
238-002	Roberts	40		1.5	Gravel	200		
"	"	"		"	Sand	400		
241-006	Dunn	9.5			Ledge	864		
242-004	Parent	39.6	39.6	3	Gravel	10,000		477,153
"	"	"	"	"	Sand	30,000		
242-008	Parent		11.1	1	Gravel	200		147,666
"	"	"	"	"	Sand	800		
242-010	Parent	17.9	17.9	1	Gravel	800		
"	"	"	"	"	Sand	200		
242-030	Dalton	39	3.4	3.4	Sand	4,000		
245-001	GS&G	207		26	Gravel	1,000		100,000
"	"	"	"	"	Sand	100,000		
"	"	"	"	"	Loam	4,000		
"	"	"	"	"	Stone Prod.	30,000		
245-005	GS&G	11		0.5	Gravel	5,000		
245-016	GS&G	25 (?)		3	Gravel	6,000		100,000
"	"	"	"	"	Sand	4,000		
"	"	"	"	"	Fill	5,000		

(Note: Column totals omitted; actuals unreported.)

Table 8. 4

Reports of Excavation Tax Year: April 2002 - March 2003								
Parcel	Owner	Lot Size (acres)	Permit Area (acres)	Excavation Area (acres)	Mat'l Type	Estimated Excavation (cu. yds.)	Actual Excavation (cu. yds.)	Estimated Available (cu. yds.)
125-047-000	Busack	7.85	7.85	2	Gravel	4,000		
"	"	"	"	"	Sand	16,000		
204-027-000	O'Connor	20+	20+	4.5	Gravel	1,500		
"	"	"	"	"	Sand	1,000		
205-063	A & W Trust	11.23	6	0.5	Fill	500		
231-010	Duggan	32	7	0.5	Sand	3,000		30,000
231-011	Pike	26	26	7.5	Sand	2,000		
231-014	Persons	121	50	10.5	Gravel	275,000		
235-032	Salls	9.2	2	0.23	Sand	15,000		
235-058	Pike	72	72	22	Gravel	10,000		
236-011	Persons	23	23		Gravel	125,000		
"	"	"	"	"	Sand	150,000		
236-013	Booth	26.6	2	0(?)	Sand	14,500		
236-014	Weeks	214	214	71	Gravel	15,000		
"	"	"	"	"	Sand	40,000		
"	"	"	"	"	Stone Prod.	90,000		
"	"	"	"	"	Fill	45,000		
238-002	Roberts	40		1.5	Gravel	300		
"	"	"		"	Sand	100		
242-004	Parent	39.6	39.6	3	Gravel	5,000		471,924
"	"	"	"	"	Sand	25,000		
242-008	Parent	11.1	11.1	1	Gravel	100		146,223
"	"	"	"	"	Sand	600		
242-010	Parent	17.9	17.9	1	Gravel	100		94,851
"	"	"	"	"	Sand	700		
242-030	Dalton	39	3.4	3.4	Sand	?		
245-001	GS&G	209 (?)		4	Gravel	5,000		500,000
"	"	"	"	"	Sand	100,000		
"	"	"	"	"	Loam	5,000		
"	"	"	"	"	Stone Prod.	20,000		
245-005	GS&G	11		1	Gravel	1,000		10,000
"	"	"	"	"	Sand	1,000		
245-016	GS&G	25 (?)		2	Gravel	20,000		50,000
"	"	"	"	"	Sand	20,000		
"	"	"	"	"	Fill	5,000		

(Note: Column totals omitted; actuals unreported.)

# Housing

## Mission Statement

***The Town of Belmont seeks to maintain a healthy community by assuring that diverse housing choices are available to all citizens on the income spectrum. Adequate, available housing complements our Town's economy. Its development must be managed in keeping with the many growth issues facing Belmont, the Lakes Region, and the State.***

## Introduction

Throughout the State of New Hampshire, housing is one of the most debated topics amongst community leaders and State planners. Belmont is no different. The upwardly rising home prices and land values have created a situation where low and middle income residents, particularly those retired individuals on a fixed income, are constantly pressured to deal with locating adequate, affordable housing and paying the resultant property taxes.

The excellent performance ratings received by the Shaker Regional School District make Belmont an attractive location for young families. The availability of manufactured housing in settings conducive to retired individuals also is a draw to Belmont. The beauty and serenity of Silver Lake and the Winnisquam area adds seasonal or second homes to the housing equation.



*Belmont Elderly Housing*

At the same time, society as a whole has to change the long-standing perception of basic housing configurations. The community needs to accommodate the requirements of all its citizens, using concepts like Universal Design, which seeks to create visitable and adaptable housing.

Universal Design incorporates the characteristics necessary for people with physical limitations into the design of common products and building spaces, making them easier and safer for everyone to use. Visitability refers to homes designed to meet the accessibility needs of both its residents and any anticipated guests with

disabilities. Adaptable features in a home can be adjusted in a short time by unskilled labor without involving structural or material changes.

All of the above conditions make the long-range planning of Belmont's housing needs a challenge.

## Existing Conditions

The 2000 Census reports that Belmont's population increased 15.9% since 1990 from 5,796 to 6,716 residents. The median age of the population has increased from 32.3 to 38.4 in that same time period. The number of households also increased while the average population per household fell.

Figure 9.1

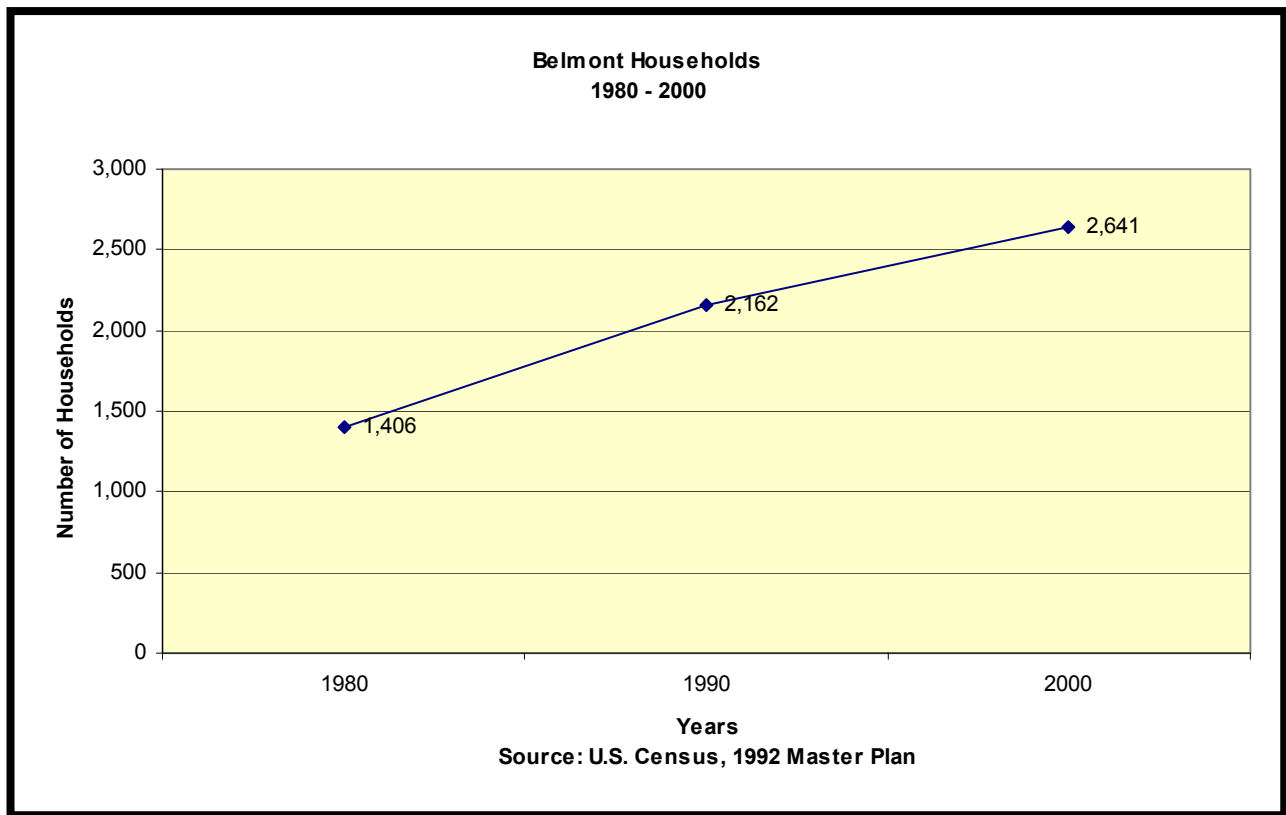
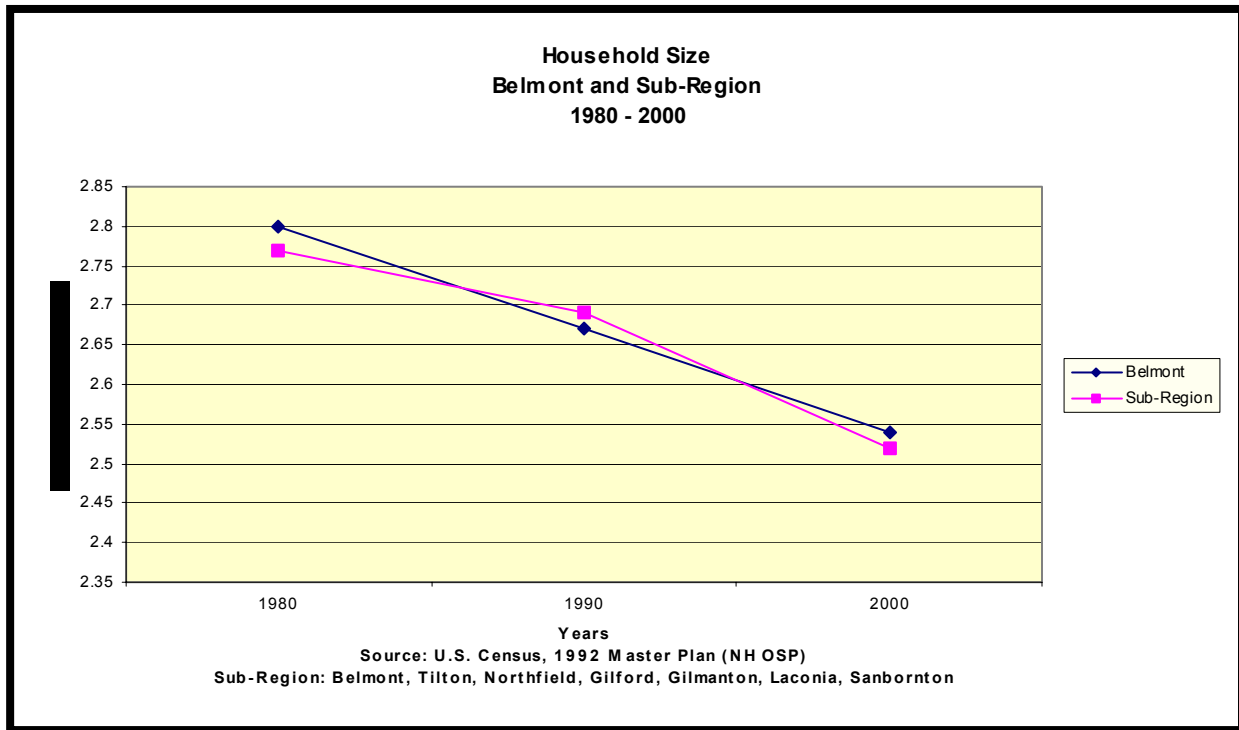


Figure 9.2



The decrease in household population reflects a regional trend. The number of seasonal, or second homes decreased from 525 to 351 and reflected 11% of the overall housing stock. The breakdown of single-family, multi-family and manufactured homes has remained consistent over the ten-year study period.

Table 9. 1

NUMBER AND TYPE OF HOUSING UNITS Town of Belmont, NH Report Generated August 5, 2002							
YEAR	TOTAL UNITS	SINGLE FAMILY	PERCENT OF TOTAL HOUSING	MULTI-FAMILY	PERCENT OF TOTAL HOUSING	MANU-FACTURED	PERCENT OF TOTAL HOUSING
1970	970	726	75%	75	8%	169	17%
1980	1,502	965	64%	174	12%	363	24%
1990	2,869	1,707	59%	391	14%	771	27%
2000	3,113	1,838	59%	421	14%	854	27%

Source: U.S. Census, 1992 Master Plan (NH OSP, U.S. Census, LRPC)

The Census also noted 556 rental units with an average rental rate of \$636 a month.

Table 9. 2

<b>CONTRACT RENTS</b> <b>Town of Belmont, NH</b> <b>Report Generated June 12, 2002</b>						
RENT	1970	1980	RENT	1990	RENT	2000
< \$100	81	18		8		
\$100-119	6	10				
\$120-149	2	21	\$100-149	7		
\$150-199	1	39		6	<\$200	6
\$200-299	0	98		22	\$200-\$299	0
\$300 +	0	18	\$300-399	89		
			\$400-499	147	\$300-\$499	87
			\$500-599	101		
			\$600-699	42		
			\$700-749	1	\$500-\$749	300
			\$750-999	8		139
			\$1,000 +	3	\$1,000-\$1,499	8
					\$1,500 +	0
No Cash Rent	9	24		24		16
Median				\$453		\$636
Mean				\$452		

Source: U.S. Census, 1992 Master Plan, (U.S. Census)

The median house price was estimated to be \$96,300, however, 433 of 1,149 owner-occupied units were valued between \$100,000 and \$150,000.

Table 9.3

<b>VALUE OF HOUSING UNITS</b> <b>Town of Belmont, NH</b> <b>Report Generated June 12, 2002</b>						
VALUE	1970	1980	VALUE	1990	VALUE	2000
< \$10,000	108	9				
\$10,000-14,999	117	17				
\$15,000-19,999	71	20	< \$20,000	3		
\$20,000-24,999	31	42	\$20,000-29,999	3		
\$25,000-34,999	13	152	\$30,000-39,999	5		
\$35,000-49,999	0	210	\$40,000-49,999	11	<\$50,000	37
\$50,000 +	1	166	\$50,000-59,999	22		
			\$60,000-69,999	33		
			\$70,000-79,999	80		
			\$80,000-89,999	128		
			\$90,000-99,999	133	\$50,000-\$99,999	608
			\$100,000-124,999	252		
			\$125,000-149,999	163	\$100,000-\$149,999	433
			\$150,000-174,999	83		
			\$175,000-199,999	29	\$150,000-\$199,999	36
			\$200,000-249,999	17		
			\$250,000-299,999	7	\$200,000-\$299,999	9
			\$300,000-399,999	6		
			\$400,000-499,999	0	\$300,000-\$499,999	26
			\$500,000 +	3	\$500,000-\$999,999	0
					\$1,000,000 +	0
Median				\$107,000		\$96,300
Mean				\$115,600		
			<b>Mfg Housing Units</b>	462	<b>Mfg Housing Units</b>	
Median				\$40,200		
Mean				\$47,500		

Source: U.S. Census (Owner-occupied housing units including mfg homes), 1992 Master Plan (U.S. Census)

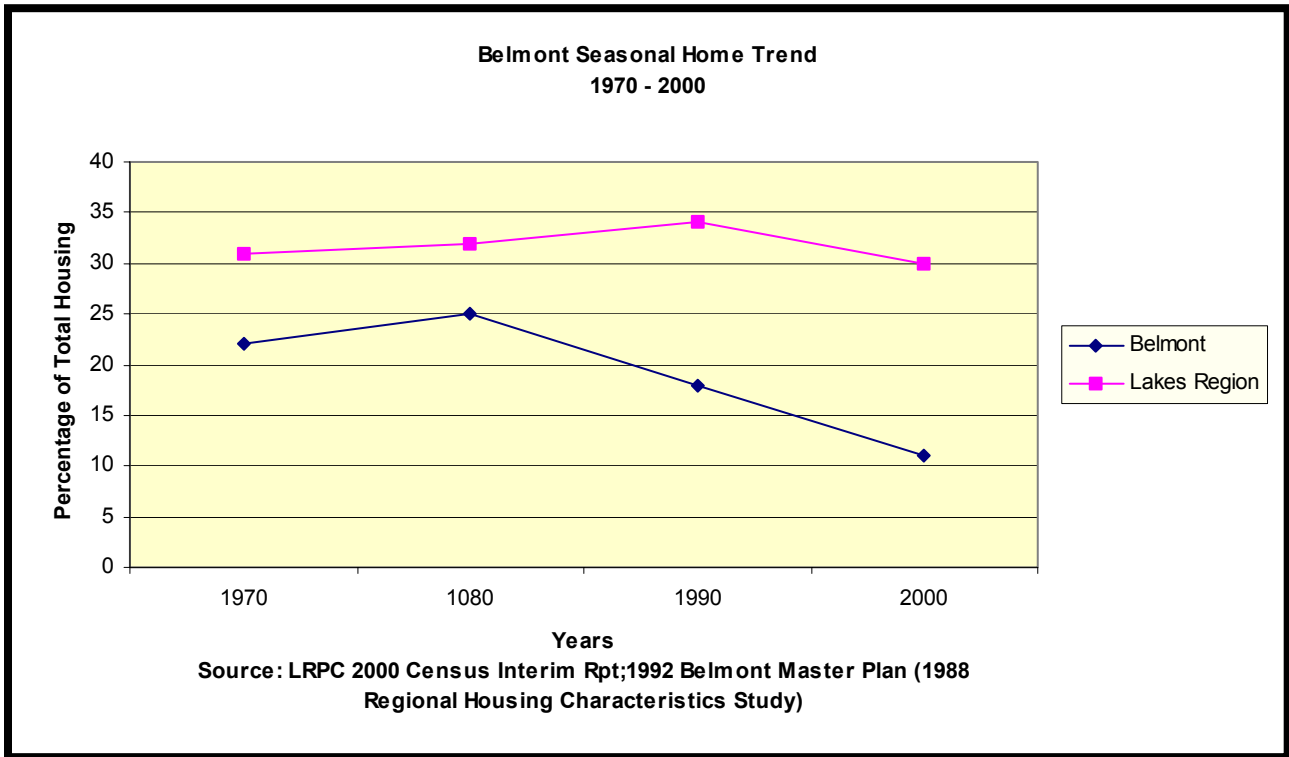
Housing trends are also shifting. Although the distribution of housing types (single-family, multi-family, manufactured) has remained consistent over the last decade, changes are occurring in the value and tenancy of those units.

- Two retirement-age manufactured home developments have opened since 1990. More than twenty percent of the manufactured home units in the community are located in these and similar developments, having an average assessed unit-only value of almost \$60,000
- The total number of seasonal homes dropped by 34% between 1990 and 2000, many converted to year-round use by retirees
- The 65 and older age group increased at the highest rate between 1990 and 2000



- The 5 and under age group decreased at the highest rate during the same period
- Belmont experienced a higher than average decrease in the number of persons per household among surrounding communities

Figure 9.4



Affordable housing is a widely debated issue statewide. The New Hampshire Housing Finance Authority in cooperation with the New Hampshire Office of State Planning continues to develop new standards and criteria to determine the Regional Fair Share Housing Apportionment. The Lakes Region Planning Commission and the Town of Belmont are unable to assess their regional affordable housing obligations until the State completes their report. The 1992 Master Plan estimated the Town's regional fair share index at (-134), meaning the Town exceeded its obligations by 134 housing units. This was achieved by the credits given for manufactured housing permits. In 1988, manufactured homes represented 22.2% of the housing in Town. In 2000, the same type of unit represented 27% of the housing. This percentage alone would indicate that Belmont has easily accommodated affordable housing opportunities.

## Goals, Objectives and Strategies

The following Goals, Objectives and Strategies enhance the Town's ability to manage growth while balancing the needs of present and future generations.

1. **To provide guiding principles and strategies for managing present and future housing needs. Create a range of housing opportunities and choices.**
  - A. Gather information from state and federal statistics on housing needs in Belmont; pay for a Housing Study if needed.
    - (1) Town staff to oversee and guide the preparation of a report projecting the housing needs over the upcoming 5 to 10 years.
    - (2) Town staff and Planning Board to review the housing needs and determine whether policy changes could influence the desired outcome in a positive fashion.
    - (3) Planning Board to coordinate housing needs assessment with overall facilities planning at the Shaker Regional School District.
    - (4) Consider the creation of a Community Development Department within Town government.
  - B. Establish and maintain a growth management plan, of which housing is a part.
    - (1) Town staff and Planning Board to annually review the residential growth patterns and housing construction to determine whether short-term adjustments to Town policies and procedures would positively influence the desired outcome.
  - C. Educate citizens on the benefits of diverse housing choices, including workforce housing.
    - (1) Use Belmont Better Times to report annually on housing trends with a discussion of how these trends are influencing the housing makeup in Belmont.
    - (2) Use Belmont Better Times to provide statistical data on occupancy rates and how the Town is meeting the needs of diverse income groups.

- (3) Consider zoning changes to allow senior citizens and other extended family members in single-family residences.
  - D. Develop standards for visitable housing on all new government subsidized housing construction.
    - (1) Town staff and Planning Board to research, develop and implement regulations creating standards for visitable housing.
    - (2) Town staff and Planning Board to develop incentives to encourage builders to adapt to visitable standards.
  - E. Implement standards for adaptable housing.
    - (1) Town staff and Planning Board to research, develop and implement regulations creating standards for adaptable housing.
    - (2) Town staff and Planning Board to develop incentives to encourage builders to employ adaptable standards in housing construction.
  - F. Encourage a mixed-use commercial and residential district in the Village Area. Extend the multi-use zone on Route 140 west of Jamestown Rd.
    - (1) Town staff and Planning Board to research, develop and implement regulations that provide well defined guidelines for constructing or converting buildings to allow mixture of commercial (front and bottom floors) with residential (back and upper floors).
    - (2) Town staff and Planning Board to review current regulations and ordinances regarding the mixture of commercial and residential areas, particularly in the Village District, and recommend changes that will promote a harmonious balance of both.
2. **Establish architectural housing design standards in accordance with the characteristics of the various neighborhood areas of Belmont.**
- A. Locate elderly and multi-family developments near public utilities and public transportation; include green space and recreational facilities within their boundaries.

- (1) Town staff and Planning Board to revisit existing regulations and ordinances to determine a means of encouraging the above objective.
  - B. Consider the Town of Belmont's wish to retain its rural character when planning for increased development of housing (flora and fauna environments, open spaces, historic areas, agricultural areas, personal wireless communication tower sitings, etc.).
    - (1) Create a citizen committee with a one-year term to develop and refine the community's definition of rural character as it relates, specifically, to housing and land use.
    - (2) Town staff and Planning Board to develop and adopt regulations and ordinances that influence the retention of Belmont's rural character.
  - C. Adopt standards in site plan regulations for architectural design, and to encourage the continual upkeep and maintenance of homes and other buildings.
    - (1) Town staff to revisit Belmont's building code requirements as they specifically relate to the above objective and recommend a means of encouragement and enforcement with the overall goal of reducing or eliminating unsightly properties.
3. **Increase revenues to offset costs associated with Land Use Department services.**
  - A. Establish building permit fees.
    - (1) Town staff to research and report on building permit fees in surrounding communities and recommend a reasonable and consistent fee structure for planning applications and reviews, and other building permit requirements.
    - (2) Planning Board and Board of Selectmen to adopt a fee structure and ensure that fees are used to support the activities of the departments directly providing the related services.
  - B. Establish fines for unlawful construction violations.

- (1) Town staff to provide a means of inspecting and reporting building code violations both in new construction and existing buildings.
  - (2) Town staff to research and recommend the adoption of fines, not as a revenue source, but as an encouragement to builders and developers to comply with appropriate building code requirements.
- C. Consider the creation of impact fees to offset some of the Town's costs associated with servicing new development.
- (1) Research and report on impact fees assessed by other communities.
  - (2) Planning Board and Board of Selectmen to adopt a fee structure and ensure that the collection of fees are used to support the activities of the affected departments directly providing the related services.

# Land Use

## Mission Statement

*To guide the growth, meet the needs of and positively impact our community, environment, tax base, roads, health, safety, and preserve the rural character. To the extent that change in Belmont is predictable, guidelines should be in place for land use within the Master Plan using all resources available.*



Kenneth Knowlton

## Introduction

Surveys and meetings suggest the majority of the people in Belmont wish to retain our rural character. They are experiencing an impending sense of loss as landscape in Belmont changes. Familiar landscapes are being rapidly lost. They fear the pressure of growth, what it will do the lifestyle they now enjoy, and the increasing taxes on their property to support the additional services required.

## Existing Conditions

The Land Use Chapter of the Master Plan is the most all-encompassing section of the plan for it truly exposes the intricate pattern of development that has occurred within the community, and that will determine the manner and direction of future community growth. As part of understanding and guiding that pattern, it is necessary to inventory and analyze existing development conditions within the community.

Many changes have occurred within the community and the region since the 1992 Master Plan was written. Other sections of this plan reflect those individual changes. However, taken as a whole, the results have been to enhance Belmont as a destination community for the purposes of quality residential and commercial development.

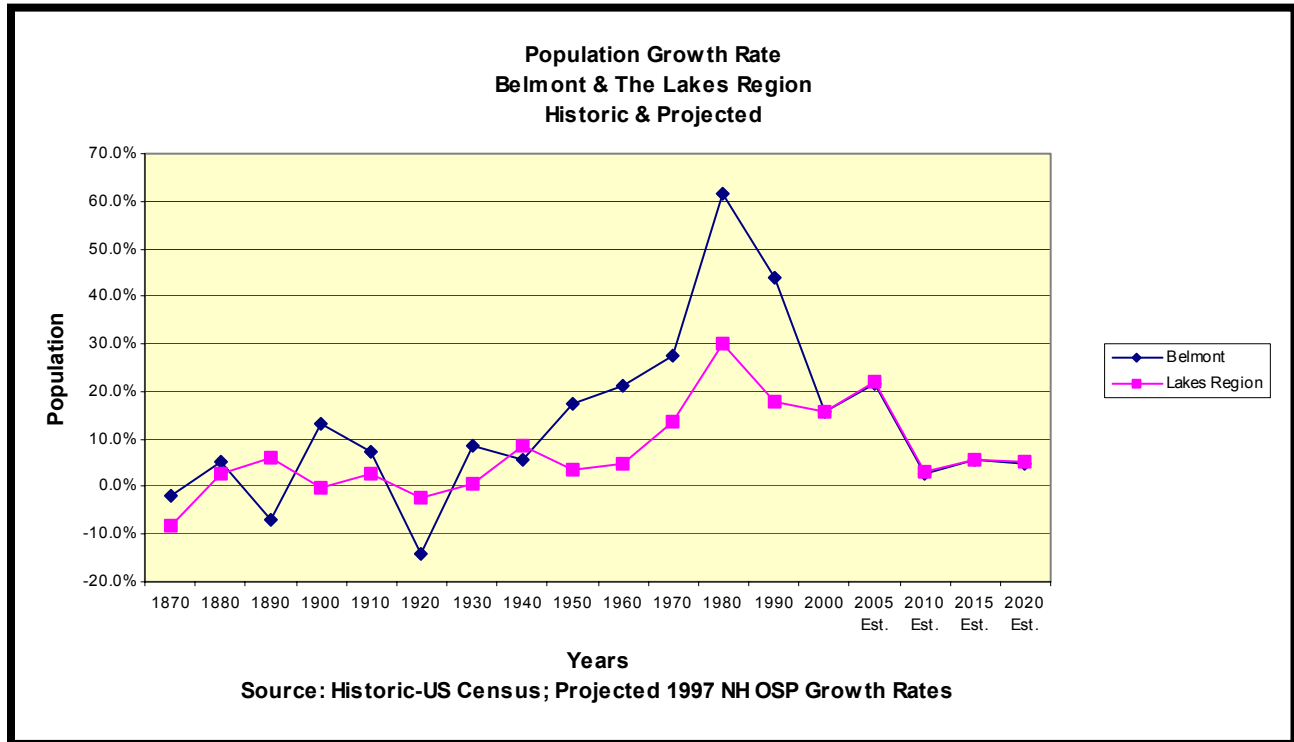
Prior to the adoption of zoning in 1986, the Town experienced significant growth in multi-family and manufactured housing and small start-up businesses in many areas of the community, partially a result of more stringent development regulations in surrounding communities. There are many nonconforming uses and structures sprinkled throughout the community based on this relatively recent adoption of zoning. Some of the resulting issues include:

- A much less sharply focused pattern of development than could be expected in a community where effective zoning has been in place for a longer period of time.
- A need for more effective enforcement techniques to address unpermitted expansion/change of existing nonconforming uses and new violations that occur because of misunderstandings about what is permitted versus what is a preexisting nonconforming use on other lots.
- An allowance in the current Ordinance to expand or change nonconforming uses by Special Exception, which acts to perpetuate nonconformities. Adopting more stringent regulations and/or reevaluating where particular uses might be allowed would further desired development patterns.

One result that might be considered an unexpected benefit of late zoning is that much of the development that did predate 1990 occurred on easily developable lots, immediately adjacent to existing road frontage or on new short cul-de-sacs. Concentrating development along existing transportation corridors left large areas of unfragmented open space, providing an opportunity to effectively implement open space conservation and preservation techniques today.

Growth has slowed dramatically in the last ten years, dropping Belmont from the fastest growing community in the Lakes Region in 1990 to sixth place in the 2000. This was the lowest increase in population rate since 1940.

Figure 10.1



The community's response to land use needs has included:

- Conservation Commission's initiative for the development of the Town Forest and Bean Dam site for recreational and educational purposes
- Annual ordinance and regulation amendments, including recent amendments to preserve wildlife habitat, buffers and links
- Appointment of a Belmont Land Use Technician to assist the community in evaluating and monitoring both public and private land development
- Updating technology and knowledge base
- Entering into a regional water quality management program
- Development and funding of a recycling committee
- Adoption of industry-standard best management practices in public and regulated private site development
- Extension of the municipal sewer system on Ladd Hill and Silver Lake
- Development of a Natural Resource Inventory
- Adoption of a Property Evaluation and Acquisition Process

Other factors influencing the development pattern and rate within the community include:

- Pending and completed State and local transportation enhancement projects including Laconia Road, Depot Street and Daniel Webster Highway, and the elimination of the proposed Rte 3/11 bypass



- Regional tourism and attraction initiatives including NH International Speedway, Meadowbrook Farm, boating, fishing and skiing events, motorcycle week
- The commercial development of the I-93, Exit 20 area

By analyzing these and other existing conditions the community can better evaluate the effectiveness of current Ordinances and Regulations in creating and better defining the desired development pattern and consider the application of new technology and development techniques to further enhance development goals. Future decisions will also be influenced by our experience with impacts from factors such as regional growth and economy, transportation, voluntary conservation & preservation efforts, changes in State and Federal land use regulations and changes in taxation.

## Goals, Objectives and Strategies

*The following Goals, Objectives and Strategies enhance the Town's ability to manage growth while balancing the needs of present and future generations.*

### 1. **Preserve and protect the rural qualities**

- A. Develop and maintain mapping of areas that are environmentally sensitive (Natural Resource Inventory) that are of a high resource value, such as floodplains, wetlands, streams, wildlife habitats, aquifers, ridgelines, hilltops, recreational areas and agriculturally important soils.
  - (1) New technology has provided us with techniques that will enable us to identify areas of high environmental importance. Utilize Natural Resource Inventory Map, overlays and other available resources.
- B. Encourage unfragmented landscape, undeveloped ridgelines, open fields, wildlife corridors, interconnected greenways, and open space.
  - (1) Focus on providing services to our community rather than promotion of town's capacity to serve the needs of the Southern Lakes Region.



Linda Frawley

- C. Review and enact planning, zoning and conservation policies and rules that preserve the rural qualities and resources.
  - D. Review all major projects specifically for their open space, natural resources, wildlife habitats and visual impacts on the community.
2. **Protect our agricultural land because it provides us with the very essence of rural character, open space, woodlots, scenic vistas, wildlife habitat and the ability to maintain some self-sufficiency to feed ourselves. All of this requires a minimal demand on community resources, but is vital to our economy.**
- A. Farming, gardening, and prudent forestry should be encouraged to make productive use of rural land.
    - (1) Allow on and off site signs, as well as temporary, seasonal signs to attract and direct. Regulations for commercial signage often are inappropriate for agricultural uses.
    - (2) Educate townspeople, landowners, and farmers on the values and benefits of preservation of agricultural land. Farms and forestlands work to absorb and filter water, protecting ground and surface water quality. Each acre of land not developed provides \$1,500 of economic benefit to the state and community<sup>3</sup>, and fresh grown foodstuffs at roadside stands, etc. It provides recreation and scenic value, as well as wildlife habitat for a variety of species. Open fields and edges and abandoned fields provide habitat for endangered songbirds.
    - (3) Develop a farm and land-owner's resource directory regarding preservation programs, current use, and agricultural conservation easements, including, but not limited to: Farmland Protection Program (FPP), Purchase of Agricultural Conservation Easements (PACE), NH Land and Community Heritage Commission (LCHIP), NH Land Conservation Investment Program (LCIP), Belknap County Conservation District (BCCD) Purchase Development Rights (PDR), UNH Cooperative Extension Service, New England Agricultural Statistics Service, USDA/NH, USDA/NH farm service Agency and County Offices.
    - (4) Provide landowners with technical assistance and resources that will enable them to do long-range planning with their land.

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<sup>3</sup> Dollars and Sense: Society for the Protection of New Hampshire Forests and others 1999

- B. Agriculture is increasing in NH and will aid Belmont in supporting this economic benefit to the town and the tourist industry.
- (1) Utilize Cost of Community Service Studies (COCS)-Compares municipal income and expense by land type. (NH Wildlife Federation or SPACE)
  - (2) Soil Map including the presence of soils designating prime farmland and farmland of statewide significance using seven soil evaluation factors (SPI)
  - (3) Encourage the establishment of a farmer's market and individual farm stands.

C. Affirm the right to farm.

- (1) Establish a right to farm principle per NH State Law, RSA 672:1, III-b and III-d, and expanded in RSA Chapters 432-33.
- (2) Encourage agriculture and forest based business under best management practices (BMPs) to help keep odors and flies to a minimum.
- (3) Allow agricultural uses in more than one zoning district.
- (4) Establish buffer zones between farmland and residential uses. When non-agricultural uses locate next to a farm, conflicts are bound to follow. A new use should provide for its own buffer zone when indicated.
- (5) Refer to soil use map to consider existing and future land use.
- (6) Create an agricultural profile with a citizen-led process to inventory existing agricultural activity in Belmont. Contact UNH Cooperative Extension for assistance and information. Identify farms of heritage significance.



Kenneth Knowlton

### 3. Preserve and protect our water resources

- A. Protect the water quality of our existing aquifer.
- (1) Establish an aquifer overlay protection zone.
  - (2) Continue to participate in the Belmont, Northfield and Tilton "Water Resources Committee" with the goal for Belmont of establishing an Aquifer Protection Ordinance that would protect the drinking water resources of the three towns.

- (3) Protect the land around the aquifer by adopting Land Use Controls that protect the aquifer through the Zoning Ordinance, Site Plan Review, Subdivision Regulations and the regulation of specific activities.
  - (4) Acquire land around the aquifer through grants, easements and possible purchase of extremely sensitive areas.
  - (5) Limit industrial use to non-polluting industries and adopt regulations that scrutinize new applications more closely with more specific criteria.
  - (6) Use best management practices (BMP) for protecting the aquifer from grandfathered uses.
- B. Prevent degradation of water quality by understanding potential sources of contamination and enforcing the New Hampshire Ground Water Protection Act RSA 485-C.
- (1) Incorporate a local water resources management and protection plan in the Master Plan utilizing the assistance of the LRPC and the NH DES.
  - (2) Adopt a groundwater protection ordinance using the NH OSP and NH DES model ordinance to preserve, maintain, and protect from contamination existing and potential groundwater supply areas and to protect surface waters that are fed by groundwater.
  - (3) Conduct periodic inspections to ensure the compliance of existing uses that have the potential for contamination.
- C. Educate the populace on the necessity of keeping water quality from being contaminated.
- (1) Utilize the assistance of NH DES to obtain and distribute educational materials to targeted groups.
  - (2) Encourage participation in Town and Regional Household Hazardous Waste Collection Days.
- D. Monitor large-scale water withdrawals from the aquifer, rivers and other water bodies to make sure that these resources maintain their ability to recharge.



Land Use

- (1) Define standards of large water users of public water supply to use best management practices (BMPs).

4. **Preserve and protect our natural resources**

- A. Identify and inventory our natural resources, i.e., fresh air, clean water, vernal pools, scenic vistas, night skies and undeveloped land consisting of farmland, forest, wildlife habitat and environmentally sensitive areas.
  - (1) Utilize the Natural Resource Inventory maps to prioritize and create conditions to be met, through the adoption and implementation of land use controls via the Zoning Ordinance, Site Plan Review Regulations, Subdivision Regulations and the regulation of specific activities that threaten our natural resources.
- B. Promote clean air by encouraging preservation of large, unbroken areas of forestland, limiting addition and expansion of polluting industries and discouraging the development of our roads as corridors for vehicular traffic to just pass through.
  - (1) Inventory Town-owned land; protect and expand, in perpetuity, both developed and undeveloped areas such as the Town Forest, Town Beach, Town Parks, recreational trails, wetlands, donated land and easements, and land taken at tax sales, which meet the stated objectives.
  - (2) Develop a land protection ordinance that would swap development rights to areas targeted as important to protect in return for increased density of development in areas with appropriate services.
  - (3) Limit industrial use to non-polluting industries and adopt regulations that scrutinize new applications more closely with more specific criteria.
  - (4) Adopt regulations that promote the maintenance of roads throughout the town that are most useful for town residents, and discourage the expansion of roads that will draw more vehicular traffic through the town as a corridor rather than as a destination.
- C. Preserve and improve the quality of our lakes, streams, wetlands and floodplains through regulation and enforcement

- (1) Increase and maintain buffer areas on wetlands and watercourses for greater protection.
  - (2) Participate in the National Flood Insurance Program
- D. Protect beautiful natural settings through creative zoning and planning that recognizes the value of this resource.
- (1) Incorporate the protection of scenic vistas as criteria to be met in land use regulations.
- E. Heavily restrict development of environmentally sensitive land of high resource value, such as aquifers, floodplains, wetlands (including hydric soils), and stream courses (including setbacks), significant wildlife habitats and corridors, steep slopes (over 25%), ridgelines and hilltops. Encourage protection of unfragmented forest and open fields
- (1) Develop a resource guide and have it available at the Town Hall for people to keep their land undeveloped. Some methods could be: acquisition of conservation easements, transfer of development rights, and donation of land via a trust with tax benefits
  - (2) Review Planning and Zoning Ordinances to ensure that all environmentally sensitive lands are reviewed and protected.
- 5. Guide residential development to meet the overall housing needs of various income groups, while retaining open space to preserve the rural character.**
- A. Provide safe, affordable housing to all segments of the population, and at the same time, strive to avoid negatively impacting our schools and municipal services.
- (1) Consider the effect rapid growth has on our infrastructure and tax base, and limit the number of building permits if we are in danger of over-capacity.
  - (2) Coordinate growth projections with the schools on an annual basis.
  - (3) Inventory and categorize residences in town, suggest creative mapping (overlays).
  - (4) Inventory seasonal, full time residential including condominiums, apartments, campgrounds, senior housing and other.

- (5) Identify projected housing needs.
  - (6) Research increase in welfare subsidies and what the impact of building more subsidized, multifamily residences in town. Compare with surrounding towns.
  - (7) Consider preserving town-owned recreational and parking land adjacent to the restored Mill as a multi use area. The Mill has become the focal point of the village. It is used daily by the students of the Culinary Arts Center, as overflow parking for the many meetings being held at the Mill and during civic events and gatherings.
  - (8) Encourage increased residential density in the village where municipal and business services are provided.
- B. Provide a good working relationship with developers and encourage them to share the Town's vision. Attempt to interact with developers and to the degree possible with the development proposed.
- (1) Consider potential impacts to groundwater quality from residential development. Site Plan Review and Subdivision Regulations should be analyzed and changed when indicated.
  - (2) Preserve wildlife corridors through or behind developments.
  - (3) Preserve to the extent possible the rural, scenic, and view features of the land and topography.
  - (4) Agree to increase housing density in the appropriate areas and waive acreage requirements in return for creating green space, preserving views, and character of the land.
  - (5) Use cluster methods to meet the individual circumstances and increase density where appropriate.
  - (6) Review annually, the towns cluster zoning ordinance to see if it preserves open space as intended. Strengthen as necessary.
  - (7) Promote development patterns that allow for a balance of natural and man made features.
  - (8) Address compatibility of new development with existing area/neighborhood, such as building size, architectural features, and increased through traffic.



Linda Ashbaugh

## 6. Guide and support non-residential development.

- A. Develop and implement performance criteria for non-residential development that address access, parking, and landscape standards.
  - (1) Development should be compatible with the capacity and nature of the land area
  - (2) Landscaped buffers and wildlife corridors should be used to maintain the integrity of the area
  - (3) Promote natural resource protection and public access to recreational and open space lands
  - (4) Promote integrated greenways and trail network connecting all major open space and all neighborhoods
  - (5) Encourage an increase in the area of protected land and promote protection of biodiversity and wildlife habitats
  - (6) Municipal cost control should be taken into account as to the long-term public expense burden of any development.
  - (7) Support stronger code enforcement and legal actions for violations in a timelier manner.
  
- B. Continually monitor traffic volumes and compare with road capacity and safety considerations.
  - (1) Traffic impacts should be evaluated to continue to allow free flow use along all major corridors. Continually monitor traffic volumes and compare with capacity and safety considerations.
  
- C. Evaluate commercial zones.
  - (1) Zoning maps should be reviewed and adjusted annually for continual changes in the area. This would include checking for reasonable zoning depth to allow for buffers, protection of current conditions (such as pre-existing residential, open space and wildlife), protection of environmentally sensitive areas and areas of high resource value and transportation.
  
- D. Encourage development where municipal services are provided.
  - (1) Major commercial, industrial and multifamily-zoned developments should only be allowed where water and sewer lines are available or can reasonably be extended.



- (2) Increase the business destiny where municipal services are provided.
  - (3) Promote “green” building and development to reduce over-use of resources
- E. Ensure that sufficient land is set aside to provide for the needs of the town cemetery as required by NH State law RSA 289:2.
- (1) Maintain the rural tradition of permitting family burial plots



Linda Frawley

**7. Protect transportation corridors from encroachment of structures, congestion and blight.**

- A. Re-examine billboard regulations with the intent to control, reduce or eliminate them from the highways.
  - (1) Require signage sizes, lighting and locations that do not interfere with the visibility from or to access points.
- B. Work with Lakes Region Planning Commission and the State of NH Department of Transportation to provide safe, uncongested transportation corridors.
  - (1) Promote flexible design standards.
- C. Evaluate park and ride facilities.
- D. Evaluate the use of frontage roads and an industrial park concept.
  - (1) Focus on nodal development (development in concentrated centers with small blocks, short connections between uses and multiple paths to get there), versus linear (many facilities are stretched along the frontage of a single roadway).
  - (2) Develop a plan to improve the appearance of the commercial development on State Highways.
- E. Work with groups in town to establish a “Gateway” such as plantings beneath Welcome to Belmont signs etc.

**8. Recommend land use chapter be reviewed annually to keep pace with development.**

# Recreation

## Mission Statement

***To maintain, enhance and make accessible all of the Town's recreational areas for all citizens to enjoy and to promote recreational activities to sustain healthy lifestyles for all ages. To seek out opportunities to create new, and expand existing recreational areas and activities as an integral part of new development and facilities expansion in Town.***



Jeffrey Marden

## Introduction

Residential lands, facilities and programs are an integral part of daily life in the community for residents of all ages. Belmont is blessed with a number of existing facilities that provide for organized, team sports activities as well as individual indoor/outdoor exercise opportunities. The Town also sponsors unique festival-style recreational activities such as Old Home Day and Kids Day.

The Master Plan provides an opportunity to assess these facilities and activities and to look for ways to enhance the enjoyment of the Community and to promote the physical and mental health of residents and, at the same time, reduce the incidence of juvenile delinquency.

## Existing Conditions

The following is a summary of the data on existing recreational facilities and uses collected from the Town and the Shaker Regional School District.

### Sargent Park – Sargent Street

2.8 acres  
 skateboard area, roller blade hockey, 4  
 basketball courts, 1 tennis court,  
 swingset, horseshoe pits,  
 adult horseshoe league,



Kenneth Knowlton

rollerblade hockey league  
Friday teen night  
Old Home Day activities

### Murray Park – Shaker Road

37 acres  
Two keyhole ponds, a historical Indian mound  
hunting, fishing, snowmobiling, hiking, ice skating, picnicking, biking

### Bandstand Park – Main Street

1.25 acres  
Bandstand, park benches  
Old Home Day activities  
Library activities

### Belmont Mill – Mill Street

2.27 acres  
Community center  
Senior Citizen activities  
Historical Walking Trail

### Town Forest – Wildlife Blvd/Laconia Road

65 acres,  
hunting, fishing, hiking, biking, snowmobiling, running,

### Leslie E. Roberts Beach – Daniel Webster Highway

4.90 acres  
picnic tables, park bench, bathhouse, state snowmobile trail/railroad  
tracks  
Bad Day activities  
Kids Day  
fishing, biking, boating, swimming

### High School – Seavey Road

36.88 acres  
running track, 2 soccer fields, 1 softball field, 1 full-size baseball field, 1  
gymnasium, 1 multipurpose room,

### Middle School – School Street

28.80 acres  
5 softball, 1 full-size baseball, 1 or 2 soccer fields, 1 gymnasium, 1  
multipurpose room

Interscholastic:

- soccer girls/boys grades 7-8
- volleyball girls grades 7 -8
- golf girls/boys grades 6-8
- basketball girls/boys grades 7 -8
- Nordic skiing girls/boys grades 6-8
- Alpine skiing girls/boys grades 6 -8
- baseball boys grades 7-8
- softball girls grades 7-8
- track girls/boys grades 6-8

Intramural:

- soccer girls/boys grades 5-6
- basketball girls/boys grades 5-8

Elementary School – Gilmanton Road

55 acres

softball, basketball courts, playground area, outdoor classroom/walking loop trails

Belmont Baseball Organization

2002 year – 300 children, 21 teams (T-ball through Babe Ruth, 17 boys teams and 4 girls teams)

Fields – 5 fields at Bryant Field, 1 field at Belmont Elementary School and one private practice field

Problems relate to too few fields resulting in scheduling conflicts

Belknap ATV Family Adventures

147 members

events-16 in 2001

trails- 5

Belmont Bogey Busters Organization

150 members

events

Trails- 20

Group rides

Annual cook-out

Belknap County Fair Grounds – Mile Hill Road

125 acres

Fair

Motorcycle Swap meet  
Boy Scout jamboree  
hunting, horseback riding, hiking

### Old Home Day events

Annual 10 mile road race  
Annual 2-mile Tioga fun run  
Annual horseshoe tournament

### Hunting/Fishing Licenses

Licenses issued to 1216 residents in 03220 zip code in 2000

Hunting – 187  
Hunting/Fishing Combination – 283  
Archery – 180  
Fishing – 566



Jeffrey Marden

### Other Uses/Organizations

Girl Scouts – Current participation is 65 from Daiseys through Girl Scouts  
Boy Scouts – Current participation is 35 from Cub Scouts through Boy Scouts  
4-H Club  
Girls Inc.

## **Goals, Objectives and Strategies**

*The following Goals, Objectives and Strategies enhance the Town's ability to manage growth while balancing the needs of present and future generations.*

1. Acknowledge the need to create new recreational opportunities for all ages while maintaining existing recreation throughout parts of Town.
  - A. Coordinate with the public, existing recreational organizations and town officials to determine the best use of Town owned land.
  - B. Maintain existing recreation (Hunting, Fishing, Sports, Hiking, OHRV etc.) and expand opportunities for year-round uses.
  - C. Use existing indoor/outdoor Community Facilities (schools, meetinghouse, library, Mill, etc.) for different forms of organized recreation.

- (1) Empower the Recreation Commission to develop a written report to the Planning Board on the means and methods to implement a program to achieve the above objectives.
  - D. Encourage private initiatives to create and expand outdoor recreation options
    - (1) Town staff and Planning Board, in concert with the Recreation Commission, to research, develop and recommend implementation of a program to contact and encourage desirable types of private recreation providers to relocate or initiate their business in Belmont.
- 2. **Determine the need for, and the responsibilities of, a Parks and Recreation Department.**
  - A. To better organize and maintain recreational opportunities in our parks, community facilities and Town owned lands.
  - B. To work with the public organizations, schools, and Town officials in planning, coordinating, maintaining and utilizing the facilities in Town.
  - C. Town staff and Planning Board, in concert with the Recreation Commission, to develop a report assessing the costs and benefits of creating a Town-funded Parks and Recreation Department.
- 3. **Establish, create, expand, and map a series of loop trails to link Town lands, scenic and wildlife areas, restaurants, and sleeping facilities throughout the Town.**
  - A. Link Town lands with an open space municipal trail system, using the scenic, wildlife and historic areas, restaurants, and bed/camping facilities as points of interest.
  - B. Promote the Town as a destination spot with a diverse trail system from multi-uses to specific uses along with other recreational opportunities.
  - C. Utilize existing trails; rights-of-way, roadways and acquired easements as a foundation for a trail system while looking to create and add new trails.

- D. Educate on trails, respect of property, owners, and environment.
  - (1) Empower the Recreation Commission to develop a written report to the Planning Board on the means and methods to implement a program to achieve the above objectives.
  - (2) Consider limitations on certain parts of the trails to pedestrians only.
  - (3) Coordinate new trail planning with BRATT Trail.
  - (4) Consider intergenerational river walk and Tioga River pedestrian bridge in the Mill area.
  
- 4. **Enhance and create recreational opportunities for adults and families through the use of the Shaker Regional School District Facilities.**
  - A. Adult organized sport leagues (volleyball, basketball, softball, etc.) pay as you play.
  
  - B. Family organized activities.
    - (1) Request the appointment of an individual at the School District to coordinate and assist in the development of adult and family oriented recreational activities within the Community.

# Transportation

## Mission Statement

**To provide safe, dependable multi-modal transportation to the people of Belmont; coordinate with State, County, and Regional agencies to minimize traffic congestion and facilitate local and regional mobility; and to balance the need for transportation with consideration for the resulting personal, environmental, social and economic impacts.**

## Introduction

Residents of Belmont seek a transportation plan that meets the diverse needs of the residents of Belmont and maintains the rural character of the Town. The plan must address funding, maintenance, growth, alternative transportation, infrastructure planning and equal access.

Conventional road widening proposals threaten to cause irreversible damage to scenery, livability, and community character, however streets and roads also have to serve multiple transportation uses. They are relied on by pedestrians, including the young and the elderly, by bicyclists, and sometimes by people in motorized vehicles other than cars and trucks, such as electric wheelchairs or motor scooters.

Traffic calming and other strategies that foster flexibility in design standards are what the people of Belmont want. Promoting flexible standards should be our goal to create a safer environment and should be adopted by the Town and communicated to officials throughout the State.



Land Use

## Existing Conditions

The Town's transportation network consists of approximately ninety miles of streets and highways, sixty-four miles are maintained by the Town. The State of New Hampshire Department of Transportation (NH DOT) maintains the remaining highways; Rte 106, Rte 140, Rte 107 and Rte 3-11. Both Rte 3-11 and Rte 106 are



State Primary Highways (Class I) while Rte 140 and Rte 107 are State Secondary Highways (Class II). The Town maintained roads are classified as Rural Town Roads (Class V).

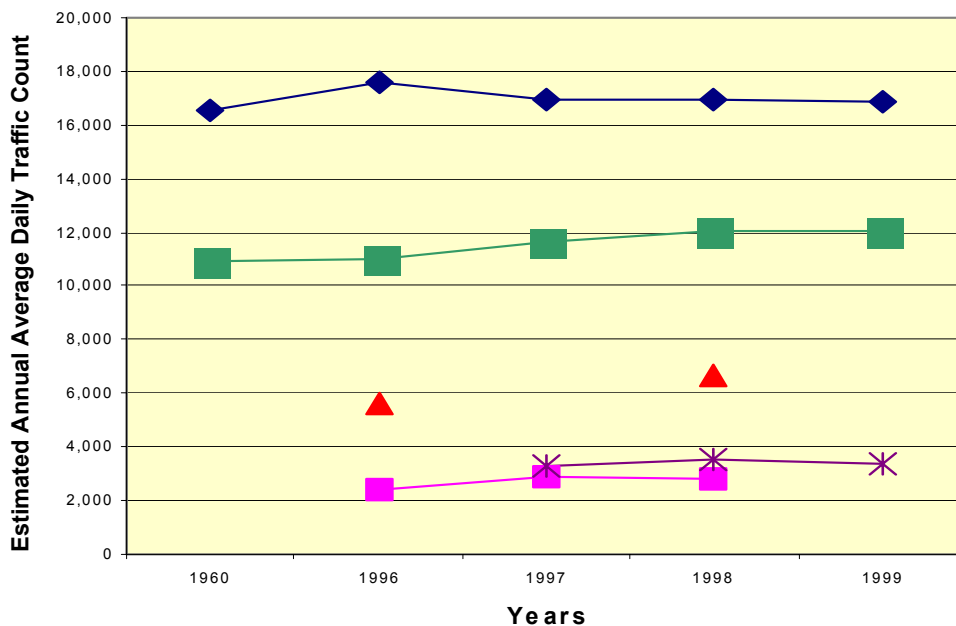


Construction improvement programs are ongoing for both State and Town maintained roads. The state has plans for upgrading, improving and resurfacing Rte 3-11, Rte 140 and Rte 106. The Town Public Works Department has a Transportation Improvement Program (TIP) that includes improvements to Brown Hill Road, Leavitt Road, Jamestown Road and Dearborn Street in 2002. The TIP also includes a listing of twelve additional streets that are candidates for improvements, but the Town is limited by funding constraints and appropriations

In terms of traffic, the busiest State highways are Rte 3-11 and Rte 106, while Dearborn Street and Union Road are the busiest Town Roads. The below traffic counts are Average Annual Daily Traffic counts. Variations occur throughout the year due to special events, seasonal changes, etc.

Figure 12.1

**Belmont State Highway Traffic Counts**



Source: LRPC Traffic Counts for Available Years

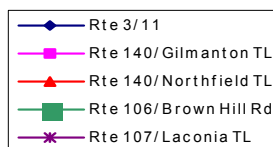
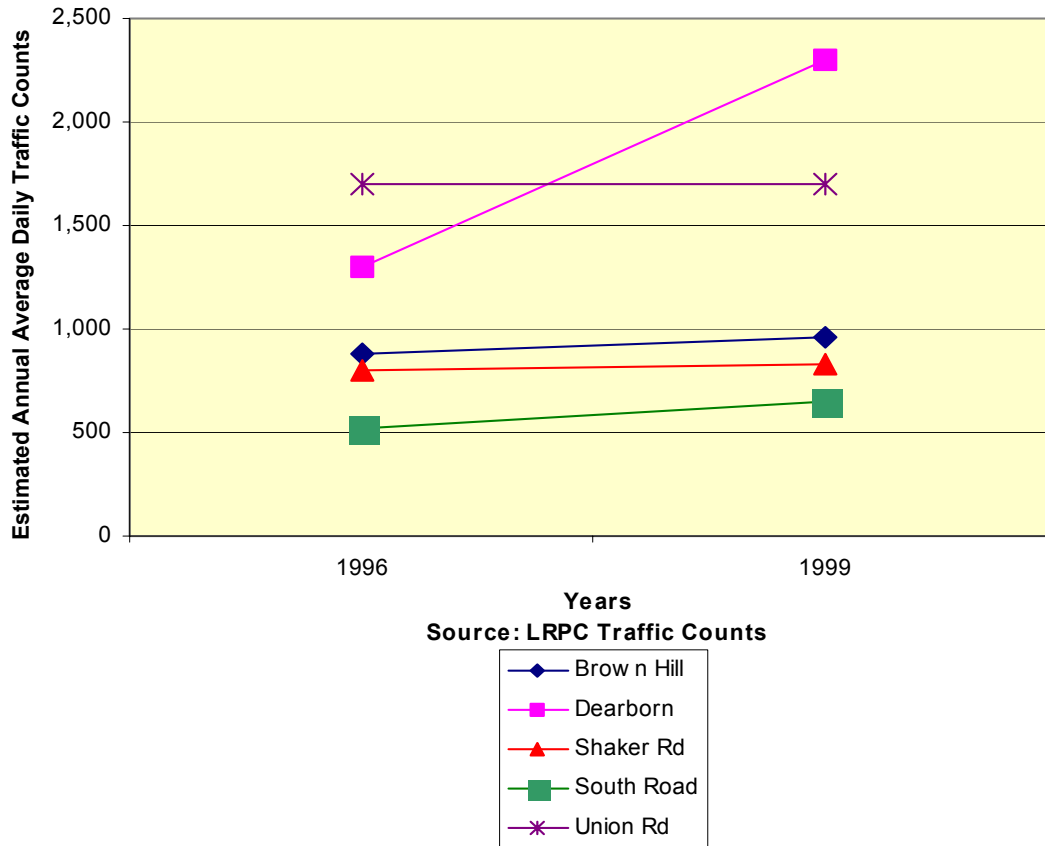


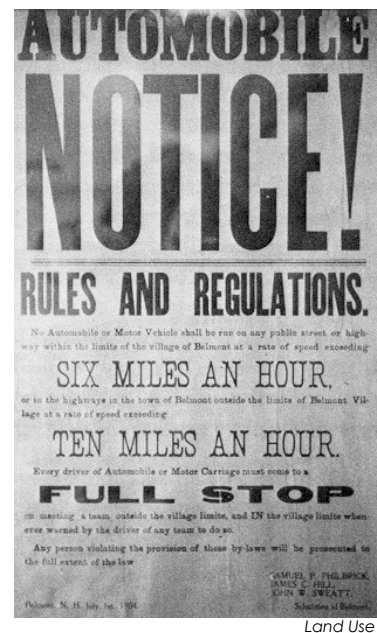
Figure 12.2

**Belmont Town Road Traffic Counts**



The Town also has responsibility for six municipally owned bridges. The bridges have been inspected by the NH DOT and classified as E-2 in a March 2001 letter report. The classification means that the structure is safe and performs well in support of all vehicles meeting standard regulatory weight limitations. Vehicles carrying “certified” loads in excess of these weight limitations are restricted from crossing these structures.

Transportation and mobility encompass more than streets and bridges. There are several alternative transportation options available to the Town’s residents. Those options include bus/transit service available from the Greater Laconia Transit Agency, Belknap-Merrimack County Community Action Senior Transit and Concord Area Transit. There are also on-call transit services available from Church and Veteran organizations, and healthcare providers.



## Goals, Objectives and Strategies

*The following Goals, Objectives and Strategies enhance the Town's ability to manage growth while balancing the needs of present and future generations.*

1. **Improve, maintain, and inventory existing roads, streets, bridges, and drainage structures.**
  - A. Improve and maintain Town roads, bridges and drainage structures for safe travel.
    - (1) Develop and maintain an Inventory of Roads and Bridges, including but not limited to - name, location, ownership, layout, length, width, condition, infrastructure, easements and signage.
    - (2) Annually review and update Public Works Director's Transportation Improvement Program priority list.
    - (3) Raise standards for road upgrade above the minimum standards of NH Bridge and Highway specs.
    - (4) Hire professional subcontractors to build roads and repair bridges in Town with the Public Works Director under the direction of Town officials to assure accountability.
    - (5) Maintain a process of continuous data collecting of demographic projections both locally and regionally assisted by Lakes Region Planning Commission.
    - (6) Address minor improvements and safety hazard elimination on all roads and bridges.
2. **Develop a funding plan.**
  - A. To preserve and maintain our roads in a fiscally conservative manner; to be aware of, and apply for funding to lower the tax burden.
    - (1) Seek a professional grant writer.
    - (2) Seek and apply for funding including, but not limited to TEA-21 funds (Transportation Equity Act for the 21st Century). Work with and support groups that need assistance in applying for these funds.
    - (3) Establish a capital reserve fund for repairs and replacements of bridges in town.
    - (4) Establish a betterment policy to upgrade existing roads to supplement state funds.

- (5) Require new development to pay for improvements and repairs to existing and new roads impacted by the development and to include sidewalks in their design.
  - (6) Bonding should be required prior to logging on roads to fund repairs if damage should occur to the roads.
3. **Maintain, enhance and manage a transportation infrastructure that facilitates, encourages and supports public transit and non-motorized travel to reduce energy consumption, preserve air quality, and reduce pollution.**
- A. Identify existing alternative transportation and future transportation needs and ensure equal access to transportation services and facilities is provided to the elderly, disabled, youth, and low income persons of Belmont.
  - B. Encourage nodal development within the Village area. Develop and implement strategies to lower overall traffic speeds.
  - C. Develop a consistent style and look to Village area including sidewalks and attention to roadway details, zoning, development codes, etc.
    - (1) Consider that Belmont participates in subsidizing a program for public transportation
    - (2) Support new recreational trails, motorized and non-motorized
    - (3) Preserve existing recreational trails by purchasing easements and working with developers
    - (4) Wider shoulders for bike paths along existing and new roads and sidewalks should be included in any new or existing roads
    - (5) Consider Park and Ride based on increased projections
    - (6) Investigate and support ride share programs.
4. **Promote use of technology and tools available now and in the future to provide and ensure safe mobility.**
- A. Aid transportation planning in the community by the use of technology for effective communication of information, collecting and managing data.
    - (1) Coordinate with NH DOT to alleviate safety issues raised by State and police reports of increased frequency of accidents in an area.

- (2) Promote the use of Geospatial Technology, such as Geographic Information Systems (GIS) and other systems as they are developed as a means of analyzing and processing information for use in transportation planning.
5. **Participate in transportation discussions with residents, Town, County, Regional, State, and Federal officials.**
  - A. Work with residents, State, Town, and Federal officials to prioritize projects by need.
    - (1) East/West Corridor highest priority
    - (2) North/South Corridor lower priority
    - (3) Assure community maintains both north and south access at street intersections on Rt. 106.
    - (4) Continue to work with New Hampshire International Speedway and other event promoters to improve traffic handling and safety during events.
6. **Provide new road construction guidelines using access management principals and flexible road standards.**
  - A. Access management is a community working together with State and local agencies to balance the needs of motorists traveling a roadway with the needs of property owners accessing the roadway. As highway traffic increases it is readily apparent that access management plays an increasing role in helping to prevent accidents and calming traffic.
    - (1) Review and strengthen access management components of the Town's ordinances
    - (2) Minimize the number of driveways while still providing access
    - (3) Encourage new homes and businesses to share driveways and/or consider construction of a service road
    - (4) Require developers to consider their plans within the context of the community and regional roadway system. Developers should provide connections to adjacent developments and other local roads, not just the collector or arterial roadway.
    - (5) Consider flexible road standards.
7. **Coordinate transportation planning with conservation and preservation goals.**

- A. To promote transportation planning that protects our natural resources, historical resources, and man-made resources.
  - (1) Conserve and enhance open space, historic places, including cemeteries, and scenic views and vistas.
  - (2) Identify and protect aquifers, and water bodies increasing buffer zone to protect water quality.
  - (3) Ensure that all new construction addresses view sheds and aesthetics and does not significantly cause harm to the historical or natural environment
  - (4) Keep current on new ways to prevent wildlife deaths on our roads
  - (5) Re-examine billboard regulations with the intent to control, reduce or eliminate from the highways
  - (6) Identify and prioritize roads to be considered scenic roads
  - (7) Solidify Town's rights to maintain easements to Class VI Roads
  - (8) Identify and locate historic and natural resources along the state highways in Belmont.
  
- 8. **Establish a gateway enhancement initiative to improve the image of Belmont.**
  - A. To clearly identify the gateways to Belmont so that they are welcoming and eye-appealing.
    - (1) Maintain welcome signs at key gateways to Belmont.
    - (2) Encourage civic organizations, school children, and/or the Belmont Beautification Committee to plant and maintain low maintenance flowers and plantings around the welcome signs.

# Utilities and Public Services

## Mission Statement

***To make available to all residential, commercial and industrial users in the Town of Belmont the latest in utility services including local, regional and state utilities. This would include the considerations of adequacy to meet the needs and desires of the community's citizens, technological status and environmental compatibility. The utilities are electric, gas, water and sewer, cellular telephone and landline telephone, cable TV, satellite TV, and other utilities that are unknown at this time.***

***Analyze the need for and show the present and future general location of existing and anticipated public and private utilities, both local and regional, including supplies and facilities for storage and distribution.***

## Introduction

Utilities are one item in the Town of Belmont that should be used but, not seen or heard. The Town has ordinances in place that require the placement of all utilities underground in certain circumstances. The enforcement of this requirement will only improve the quality of life for Belmont. Utilities are a major factor in the quality of life scenario.

Presence and availability of adequate utilities is vital to the welfare of the community, in particular for meeting the health, safety, and security needs of the citizens, and in general for meeting their desires for comfort, entertainment, and quality of life. To meet these needs, utilities presently being provided include water, sewer, electricity, telecommunications, and cable television service. Because of their diverse nature, each of these is considered separately in the following sections. It will be seen that, due to the rural nature of the Town, not all utilities are available throughout the community, such as municipal water and sewer and natural gas. However, electricity, telecommunications, and cable, being somewhat easier to distribute, are available virtually everywhere in the Town. All of the latter are provided by private business entities. There are presently no municipal or private systems for general distribution of gas, either natural or propane, although there is a natural gas supply source just beyond the Town border that is a potential source of (limited) supply, as discussed in detail below.

## Existing Conditions

In the realm of public utilities, water and sewer, any expansion will require major expenditures of funds. These public utilities are each governed by a Board of Commissioners. The Sewer Commission is elected and the Water Commission appointed by the Selectmen. Private utilities (electric, cable and gas) are expanded to meet the needs of the marketplace. At present, the private utilities are basically providing the Town with complete coverage. Upon growth in the Town, the private utilities will expand accordingly. The next ten years must be closely monitored to ensure that Belmont is current with the needs of new utilities. Attention must be given to the existing utilities and investigations planned to ensure that effort is expended to insure the quality of life improves as utilities change.

### Electric Utility



Land Use

There has been no change in the suppliers since the Master Plan was last published in 1992. The suppliers are Public Service of New Hampshire and NH Electric Cooperative.

There are changes coming since the State has changed the RSAs to interject competition in this area. This is the subject of de-regulation. Its success is yet to be determined. Discussions with Public Service of New Hampshire yields that three phase service, required for manufacturing operations, is available in selected areas of the Town but can be made available to any customer who might have a need. This would be done at no cost based on the last communications from Public Service.

The distribution system of the town is fully constructed. There will now be the continuing effort to upgrade the existing service and an attempt to improve the aesthetics of the present installation. The less the residents see of this service, the better it will be for the future generations of Belmont.

### Water

The Town's Village area water system is supplied by wells. In fact, there are only two wells and both are located in the same general area. The source is a very large aquifer that lies under most of southwest Belmont and a small portion of Northfield and Tilton. The volume available is more than will be needed for



many years to come. During the “drought” scare of early 2002, the actual water table level as measured in the main well rose. While the rise was only in inches, the important element is that it was an increase.

Water is pumped from the wells to a million-gallon tank located on Rte 140 east of the Belmont Elementary School. This tank then gravity feeds the system. The system is basically limited to the Village area. The tank received preventative maintenance in 2002 and was painted inside and out to extend its life several more decades without additional major expense. The tank has been inspected inside and out and the engineering evaluation is that the tank is in very good structural condition for its age. This will extend its life considerably.



Land Use

There is a second section to the Belmont water system that services the Belknap Mall area. This is water that Belmont purchases from Laconia and delivers to a selected area along Daniel Webster Highway. Like Laconia, the source of this water is Lake Winnepesaukee.

In the last ten years there has been a 21 percent increase in the number of users of the Town owned and operated water system. There has been no increase in the commercial users, only residential users. One of the biggest users to come on line is the Belmont High School. The second largest increase is Great Brook Village, which accounts for 28 percent of the new users. While there has been a small increase in the users, there has been very little increase in the service area except for the extension of the main to the High School.

In 1992 water usage was at 34.5 million gallons and the latest known usage is 40.2 million gallons. This is a 16 percent increase in usage.

Water rates were evaluated and increased in the year 2002 to provide for revenues to guarantee the future growth of the system and the continuing scheduled maintenance plus the important element of keeping the quality of water at the highest.

## Sewer

A Board of Commissioners also governs the sewer system. Belmont is in a very envious position. It is a member of a regional system and is not responsible for the treatment of the sewage. It is obligated only to pay for the volume processed at the plant located in Franklin. The main from the Village area

traverses the old railroad bed. This allows easy maintenance access and is close and convenient.

Plans are presently underway for an expansion of sewer service in the area of Silver Lake. This was approved at the Town Meeting of 2002. This will allow easy connection and reduce the existing problem of possible pollution of Silver Lake. There will be mandatory hook-up to all existing & any new units constructed in that area.

Users have increased to just over a thousand customers in 2002. Of this, 899 are residential customers and 105 are commercial customers. The processing and maintenance costs for Belmont remain at a fixed percentage of the total plant costs. The more Belmont provides the plant the cheaper it is for Belmont. Expansion of this system can only benefit Belmont in the future.



Land Use

## Gas

This is a total private for-profit utility that has only small inroads into the Town of Belmont. The utility approaches Belmont on Rte 140 as far as the Industrial Park in Northfield at Riverside Business Park. There is a gas main in the area of Rte 3 in the region of the Belknap Mall. The construction control is at a State level. Expansion of the service is financially driven. In some situations, the gas company would require a developer to contribute to the cost of expansion. This is a utility that would have a positive impact on the expansion of commercial and industrial areas of the Town.

## Telecommunications

Telecommunication in Belmont is part of an area-wide industry, which is in the mature phase of its growth cycle. Both wired and wireless (cellular) services are available throughout the community. In addition to basic service, lifeline service and services for individuals with disabilities are available, and a multitude of optional features are available such as caller identification, call forwarding, call waiting, voice mail, and conference calling, among others. Intra-LATA (in-state) and Long Distance services are readily available though a number of firms offering such services at competitive rates. Installation of a new and sophisticated 911 emergency service was completed in 2001 and is now operational. The system includes at least two fully functional remote call centers, so that 911 service will continue without interruption even if one call center becomes completely disabled for any reason.

Wireless (cellular) telecommunication services are available throughout the community, even though at the beginning of 2002 there were no cellular towers located within the Town. This is expected to change in the near future, however, as new wireless services operating at higher radio frequencies become available. The higher frequencies require closer spacing of antennae, so that demand for tower locations within Town borders can be expected to rise. This situation may be mitigated somewhat by growth of satellite telecommunication services, which some experts say will eventually become the dominant method, but in the interim, some towers will probably be erected, and the Town needs to be prepared with appropriate ordinances to control the impact of such towers on the environmental and aesthetic values of the community. A significant difference between the conventional land line telecommunication system and the wireless system is that the wireless system is not operated by a single common-carrier entity; rather, the towers are owned by individual companies who rent or lease tower space to wireless system operators. Each tower may have several antennae mounted on it, each of which is owned and operated by a different telecommunication company. A separate real estate company or tower construction company may own the tower itself and there may be a number of such companies vying for tower locations. Under a 1996 Federal Law the Town cannot prohibit such towers, but can adopt zoning regulations and ordinances to control their location and steer them away from sensitive locations.

### Cable Television

The development of cable television service in Belmont and surrounding communities has proceeded during the decade since the 1992 Master Plan was written, to the extent that the present system can be regarded as "state-of-the-art". MetroCast Cablevision, an area-wide company, provides service in Belmont. From its headquarters in Belmont, MetroCast provides comprehensive cable and cable-related services throughout Belknap County and to some neighboring communities as well. Available services now include analog and digital television, HDTV (High-Definition Television, an improved image-processing method that lends itself particularly to large-screen displays, which are becoming increasingly popular), and digital subscriber line (DSL) high-speed computer Internet service. Basic television service provides 25 analog channels. An additional 40 channels are available as expanded service, and 6 more channels of pay-per-view and premium analog service are also available. In the digital realm, there are 96 program channels, plus 58 pay-per-view television channels and 40 channels of CD-quality music. Conceivably, a customer could receive up to 161 program channels and in addition have as many as 61 pay-per-view or premium channels and 40 digital music channels to select from.

MetroCast officials are also considering limited telephone service via their cable system, although the exact nature and extent of any such service is yet to be determined. The distribution system presently includes high-quality fiber optic cables from the master station to the neighborhood nodes, while lines into the majority of individual homes or other customer sites continue to be coaxial wire. The service is available throughout Belmont, except for a very few homes, which are located such that it is not economically feasible to provide landline cable service. Those locations receive standard over-the-air broadcast signals or can avail themselves of at least two digital multi-channel satellite systems. In short, high-quality multi-channel television service is readily available throughout Belmont at reasonable cost, and the Town seems to be well positioned in this regard. The existing infrastructure as provided by land-based or satellite systems will readily support incremental growth.

## Goals

*The following Goals, Objectives and Strategies enhance the Town's ability to manage growth while balancing the needs of present and future generations.*

### Electric Utility

1. Assure that the needs of the users are being met and the changes to the Public Utility laws do not negatively impact the residents and businesses of the Town of Belmont.
2. Assure that to the greatest possible extent all utility lines are installed underground in accordance with the ordinances of the Town.

### Water Utility

1. In cooperation with the Fire Department, conduct a comprehensive study of water demand for firefighting needs.
2. Address the adequacy of water quality. Are the minimum NH DES standards adequate or should a higher standard be set?
3. Plan ahead for the expansion of the water utility outside of the Village area. This will be on a pay as you go basis with payment made by the users from the new areas and successful applications for grant monies.
4. Work with the State of New Hampshire and the local towns sharing the same aquifer to insure its future purity. This may require the elimination of certain residential, commercial or industrial expansion in the areas of the

aquifer. This study commenced in mid-2002 and the results should be available in 2003.

### Sewer Utility

1. Extend as required the sewer mains to assure that the quality of water in the lakes and the aquifer are not compromised.
2. Require that upon any extension of the sewer line all nearby residents and business be required to hook-up.
3. Continue the policy of submitting grant applications for the expansion of the system. This will help keep the cost to the user at the lowest possible level.

### Gas Supply (Natural & Bottled)

1. Coordinate the expansion of this utility with the goals of the Town to insure that natural gas will be where it will be needed to best benefit the Town. Expansion of this utility is directly related to the expansion of the Town.
2. Assure that all expansion of the bottled gas utility and usage is in accordance with the applicable building codes and safety measures.

### Telecommunication Utility

1. Since this will be the utility that will most likely have the greatest change in the near future, special attention must be paid to assure that the Town's ordinances are kept current with these changes.
2. The placement of telecommunication/cellular towers will be one of the most sensitive issues to face the Town in the near future. The placement must be unobtrusive yet technically located to minimize the number of towers. Towers should first be located on public property and out of the residential/rural areas where possible. Co-locating users will help the town minimize the total number of towers, which must be a major goal of the Town. Locating towers on the sides of Town buildings, existing towers and water tanks will also aid in reaching this goal.
3. With the expansion of the cellular type of communication, there will hopefully be a reduction in the overhead wires and applicable telephone poles. This will be a noticeable improvement in the visual impact on the community.

## Cable and Satellite Communication Utility

1. This area will experience the greatest growth in the next decade. Included is the Internet, which is fast becoming the “Way” to communicate, research and spend leisure time. Therefore, review of this utility will also require overview to assure the proper handling of the services to all the residents of the Town.

## **Objectives**

The biggest and most important objective for the Town of Belmont thru the use of utilities, will be a corresponding improvement in the Quality of Life. The future of utility costs must be constantly reviewed to assure that the Town is on the receiving end of the benefits of the changes.

## **Strategies**

The only strategy required by this section is that of planning. The Town must develop review committees to constantly observe the need for change and improvement and protection of the Belmont quality of life and its history.

Where is the Town going? How is it going to get there? What does it want? What is it going to cost and can we afford it? These are all questions that must be considered, evaluated, discussed, debated, argued, and answered. They will not be easy questions and answers. They must be addressed by public meeting that requires involvement of a good cross section of the citizenry from young to old. There will be discussions, hopefully heated at times, that must bring together both sides of the issues.

The Selectmen must plan, the Administrator must plan, and the Planning Board must plan. The Town must plan for its future and the protection of its past. It must be realized now that this planning will cost money and will not satisfy all the people of the Town all of the time.

# Implementation

Implementation of the strategies listed in this plan must occur in a manner that enhances the community's ability to attain the goals and objectives identified in the plan. A logical sequence of actions must be developed that acknowledges all of the needs of the community, the resulting impacts on funding, staffing and infrastructure levels, and be flexible enough to adjust to unexpected circumstances, opportunities or delays.

As a Master Plan is, indeed, a plan to live by, the Community should commit to follow through with a long-range action program necessary to implement the Vision of the Plan. However, it is also true that the implementation plan is based on assumptions and data from a snapshot in time. Change is unavoidable. Strategies should be prioritized to provide adequate time and opportunity to fulfill some of the more long-term efforts.



Land Use

The purpose of this chapter is to summarize the scheduling of projects identified as strategies in this plan. A specific list of actions, time frames, allocation of responsibility for actions, description of land development regulations to be adopted, and procedures that the town may use to monitor and measure the effectiveness of each section of the plan has also been included in the data file created as an appendix to this project. This chapter should be reviewed on an annual basis, and adjustments should be made in response to changes that occur in scheduling, allocation of responsibility for actions, land use development regulations and opportunity, and through completion of identified strategies.

Many of the strategies will require the cooperative effort or action of several individuals or groups for completion. Strategies have been loosely grouped to facilitate identifying similar projects and coordinating effort. However, this grouping is not intended to restrict the direction or scope of each.

## 2003

### **Community Facilities**

- Facility needs assessment
- Facility management plans

### **Earth Excavation**

- Evaluate & amend regulations
- Inventory and map

### **Economic Development**

- Complete cost of community services study
- Complete Master Plan chapter
- Promote economic development commission appointment and processes

### **Enforcement**

- Cure violations
- Evaluate fine system

### **Housing**

- Evaluate and amend housing regulations
- Housing needs assessment
- Inventory and map residential uses

### **Neighborhood Plan**

- Complete Master Plan chapter
- Focus on Village area development

### **Recreation Lands/Uses**

- Identify, inventory and map

### **Recycling**

- Support community recycling efforts

### **Water/Aquifer**

- Map
- Regulate to protect



## 2004

### **Agriculture**

- Incentives to protect
- Inventory and map
- Regulate to protect
- Resource assistance

### **Building**

- Incentives for visitable
- Regulate for aesthetics and Universal Design

### **Conservation & Preservation**

- Create conservation districts ID resources on Town-owned and other lands and adjacent to highways
- Incentives to maintain unfragmented lands
- Open Space Committee
- Promote "green" development

### **Growth**

- Complete Master Plan Chapter
- Coordinate transportation needs
- Impact fees
- Limit bldg permits

### **Logging**

- Regulate best management practices

### **Regional**

- Complete Master Plan chapter
- Coordinate transportation needs

### **Transportation**

- Identify for Scenic status
- Increase minimum road standards
- Inventory
- Park & Ride
- Prepare for bridge repairs and maintenance
- Protect and provide wildlife corridors
- Provide for alternative transportation modes
- Require sidewalks
- Strengthen access management
- Subsidized transportation
- Trails
- Transportation Improvement Plan

### **Wildlife**

- Identify and develop best management practices
- Incentives to protect habitat and unfragmented lands
- Protect corridors and links
- Regulate to increase buffers
- Regulate to protect habitat
- Resource assistance

## 2005

### Community Design

- Complete Master Plan chapter
- Encourage mixed-use
- Landscaping
- Promote nodal design
- Regulate for aesthetics
- Regulate location for non-residential
- Regulate signage
- Rural neighborhood design standards
- Viewshed analysis and protection

### Historical/Heritage/Cemetery

- Fairgrounds as Heritage site
- Heritage Commission
- Identify and Protect significant places
- Regulate for family burial plots

### Preservation/Town

- Develop conservation Plan
- Educate stakeholders on natural and other resource conservation
- Seek alternative funding
- Seek conservation easements and lands

## Ongoing/Annual

- Alternative funding/volunteers
- Access designs and trail development
- Balance man-made and natural
- Capital improvements program
- Coordinate regional issues
- Encourage best management practices
- Encourage cluster
- Enforcement
- Maintain gateways

- Maintain ownership of Class VI roads
- Preserve open space
- Promote compatibility
- Promote recreational
- Retain rural character
- Review ordinances and regulations
- Transportation improvement plan
- Update studies
- Utilize all available tools in making land use decisions

# References

The authors of the Master Plan spent countless hours researching and evaluating information from many sources. To that end, information was reviewed in its existing form, and charts, tables and graphs were developed to facilitate comparative analysis and data projections.

Much of the data reviewed had application to several chapters, especially as it related to existing development and anticipated growth. This chapter displays several examples of community and regional data used in the development of the plan and not otherwise displayed within the document.

One of the Planning Board's directives during this update was to develop a process as well as a plan – a process that will allow master plan resources to serve many valuable purposes within the community. To this end, an effort was made to develop and identify sources of information in a manner that would continue to serve the community beyond completion of the plan. This chapter lists major data resources and is intended to be both a reference for this document as well as a guide for future information needs. It is not intended to be a complete list of all sources used by the subcommittees.

Hard copies of the actual data listed in this chapter have been compiled for future use. Also available are inventories, reports, minutes, press releases, ballots, handouts and surveys, the June community meeting video, photographs, draft chapters and other documents. These files are incorporated as an appendix to this update and are available for research and review in the Land Use Office.

This chapter contains:

- ❖ Compiled Data – Data compiled into table format – by chapter
- ❖ Data/Support Sources – Organizations, Printed and other information used to formulate plan – by chapter
- ❖ Web Sites – List of web sites referenced – by chapter
- ❖ Acronyms – List of acronyms used in the plan
- ❖ Photograph sources, acknowledgements and re-use statement

## Compiled Data

In addition to the data displayed within the plan, the following general information was utilized during this update. Data files are also displayed on the Planning Board's website at <http://www.belmontnh.org/datafiles.htm>. Files on that site will be updated as necessary.

### Land Use

Table R.1

<b>LAND IN CURRENT LAND USE</b>						
<b>Town of Belmont, NH</b>						
<b>Report Generated June 3, 2002</b>						
Category	1981	1990		2000	2001	2002
Farm Land	1,141.6	1,796.4	Farm Land	1,331.2	1,334.7	
Forest Land	4,628.6	4,694.9	Forest Land	6,711.4	6,763.0	
Wild Land	1,593.9	500.2	Unproductive	920.3	924.2	
Recreation Land	19.6	47.2				
Wetland	320.4	365.8				
Flood Plain	0.0	0.0				
<b>Total Acres</b>	<b>7,704.1</b>	<b>7,404.5</b>		<b>8,963.0</b>	<b>9,021.9</b>	
<b>Percentage of Total Available Acres</b>	<b>40.4%</b>	<b>38.8%</b>		<b>47.0%</b>	<b>47.3%</b>	
<b>Total Parcels</b>					<b>315</b>	<b>316</b>
Source: Assessing Office, 1992 Master Plan						

Table R.2

<b>Publicly Owned Lands</b>				
<b>Town of Belmont, NH</b>				
<b>Report Generated May 29, 2002</b>				
	1970	1980	1990	2000
<b>Acres Publicly Owned</b>	42	38		
Town of Belmont			194	449.99
State of NH			165	199.43
Other - Exempt				210.56
<b>Parcels Publicly Owned</b>				
Town of Belmont			37	100
State of NH			28	49
Other - Exempt				23
Source: Assessing Office, 1992 Master Plan				

Community Facilities

Table R.3

<b>SOLID WASTE GENERATION</b> Town of Belmont, NH Report Generated May 29, 2002									
YEAR	POPULATION	TONNAGE	PER CAPITA	COST PER	COST	OVERAGE	COST PER	COST	TOTAL
		GAT	SOLID WASTE	TON			TON		COST
1988	5,796	4,704	0.81	\$36.45	\$171,460.80				\$171,460.80
1999	6,313	5,050	0.80			852.18			\$231,018.00
2000	6,716	5,125	0.76	\$36.50	\$187,062.00	1,148.41	\$36.50	\$41,916.97	\$228,978.97
2001	6,780	5,800	0.86	\$37.13	\$215,376.00	564.80	\$60.21	\$34,007.00	\$249,383.00

Source: Town of Belmont; 1992 Master Plan

Table R.4

<b>FIRE DEPARTMENT CALLS FOR SERVICE</b> Town of Belmont, NH Report Generated May 17, 2002						
YEAR	FIRE IN-TOWN	FIRE MUTUAL AID*	MEDICAL	SPECIAL SERVICE	TOTAL ALL CALLS	TOTAL FIRE CALLS ONLY
1983	136		181	54	371	136
1984	154		180	71	405	154
1985	181		220	85	486	181
1986	184		251	89	524	184
1987	160		264	120	544	160
1988	192		265	52	509	192
1989	290		319	50	659	290
1990	190	38	282	43	553	228
1991	247	49	269	93	658	296
1992	192	55	281	85	613	247
1993	238	62	299	86	685	300
1994	206	61	327	56	650	267
1995	202	56	312	24	594	258
1996	223	47	383	104	757	270
1997	276	46	408	73	803	322
1998	247	28	353	60	688	275
1999	259	54	483	48	844	313
2000	194	58	501	72	825	252
2001	281	86	599	62	1,028	367

Source: Belmont Fire Department  
\*Tallied separately as of 1990

Table R.5

<b>POLICE DEPARTMENT CALLS FOR SERVICE</b>	
<b>Town of Belmont, NH</b>	
<b>Report Generated May 22, 2002</b>	
<b>YEAR</b>	<b>CALLS</b>
<b>1983</b>	2,564
<b>1984</b>	2,679
<b>1985</b>	3,300
<b>1986</b>	3,675
<b>1987</b>	4,519
<b>1988</b>	4,719
<b>1989</b>	5,017
<b>1990</b>	5,514
<b>1991</b>	6,186
<b>1992</b>	6,582
<b>1993</b>	6,364
<b>1994</b>	7,326
<b>1995</b>	7,475
<b>1996</b>	7,536
<b>1997</b>	7,062
<b>1998</b>	6,869
<b>1999</b>	6,954
<b>2000</b>	6,910
<b>2001</b>	7,446

Source: Annual Reports, Belmont Police Department

Table R.6

<b>SCHOOL ENROLLMENT</b>				
<b>Town of Belmont, NH</b>				
<b>Report Generated May 22, 2002</b>				
<b>Year</b>	<b>Grade 1-8</b>	<b>Grade 9-12</b>	<b>Total</b>	
1978	504	241	745	
1979	495	240	735	
1980	492	234	726	
1981	519	227	746	
1982	507	212	719	
1983	542	224	766	
1984	556	240	796	
1985	604	275	879	
1986	654	310	964	
1987	680	295	975	
1988	724	287	1,011	
1989	793	375	1,168	
1990	581	568	1,149	
1991	601	597	1,198	
1992	612	610	1,222	
1993	602	632	1,234	
	<b>Grade 1-6</b>	<b>Grade 7-8</b>	<b>Grade 9-12</b>	<b>Total</b>
1994	611	239	381	1,231
	<b>Grade K-5</b>	<b>Grade 7-8</b>	<b>Grade 9-12</b>	<b>Total</b>
1995	560	216	390	1,166
1996	557	195	416	1,168
1997	572	242	412	1,226
1998	548	239	420	1,207
	<b>Grade K-4</b>	<b>Grade 5-8</b>	<b>Grade 9-12</b>	<b>Total</b>
1999	450	467	419	1,336
2000	440	482	435	1,357
2001	451	474	472	1,397
Source: Annual Reports, School Department, 1992 Master Plan				

## Economic Development

Table R.7

<b>EMPLOYED PERSONS AGE 16+</b> <b>BY INDUSTRY IN WHICH EMPLOYED</b> Town of Belmont, NH Report Generated May 21, 2002						
INDUSTRIAL CLASSIFICATION	1980		1990		2000	
	#	%	#	%	#	%
Agriculture, Forestry, Mining	30	2%	92	3%	41	1%
Construction	221	12%	301	10%	273	7%
Manufacturing	695	36%	639	21%	758	20%
Transportation, Communication, Utilities	103	5%	211	7%	205	5%
Wholesale Trade	71	4%	147	5%	76	2%
Retail Trade	195	10%	515	17%	616	16%
Finance, Insurance, Real Estate (FIRE)	46	2%	177	6%	191	5%
Services	473	25%	778	26%	161	4%
Public Administration	81	4%	163	5%	182	5%
Professional, Scientific, Mgmt					172	4%
Educators, Health & Social Ser					775	20%
Arts, Recreation, Accommodation Ser.					288	7%
Information					105	3%
<b>Total</b>	<b>1,915</b>	<b>100%</b>	<b>3,023</b>	<b>100%</b>	<b>3,843</b>	<b>100%</b>

Source: U.S. Census, 1992 Master Plan (U.S. Census)

Table R.8

<b>COVERED EMPLOYMENT BY SECTOR</b> Town of Belmont, NH Report Generated												
YEAR	TOWN OF BELMONT				BELKNAP COUNTY				STATE OF NH			
	MFG	NON-MFG	PERCENT MFG	TOTAL	MFG	NON-MFG	PERCENT MFG	TOTAL	MFG	NON-MFG	PERCENT MFG	TOTAL
1985	279	543	33.9%	822	4,285	12,355	25.8%	16,640	122,462	277,876	30.6%	400,338
1986	218	701	23.7%	919	4,164	13,561	23.5%	17,725	118,108	304,424	28.0%	422,532
1987	290	944	23.5%	1,234	4,113	15,085	21.4%	19,198	117,458	324,467	26.6%	441,925
1988	276	1,012	21.4%	1,288	4,262	15,729	21.3%	19,991	117,912	337,201	25.9%	455,113
1989	179	1,028	14.8%	1,207	4,061	15,585	20.7%	19,646	113,364	339,116	25.1%	452,480
1999	331	1,680	16.5%	2,011	4,613	17,524	20.8%	22,137	106,559	410,286	20.6%	516,845
1985-1989	-100	485		385	-224	3,230		3,006	-9,098	61,240		52,142
PERCENT	-35.8%	89.3%		46.8%	-5.2%	26.1%		18.1%	-7.4%	22.0%		13.0%

Source: 1992 Master Plan (NH Department of Employment Security)



Table R.9

LOCAL, REGIONAL AND STATE LABOR FORCE AND UNEMPLOYMENT TRENDS <sup>(1)</sup>												
Town of Belmont, NH												
Report Generated May 21, 2002												
YEAR	TOWN OF BELMONT			BELKNAP COUNTY			LACONIA LMA			STATE OF NH		
	LABOR	CHANGE	UNEMPLOYMENT RATE	LABOR	CHANGE	UNEMPLOYMENT RATE	LABOR	CHANGE	UNEMPLOYMENT RATE	LABOR	CHANGE	UNEMPLOYMENT RATE
1983	2,320		4.7%	23,110		5.4%				500,000		5.4%
1984	2,350	1.3%	6.4%	24,170	4.6%	3.6%				521,000	4.2%	4.3%
1985	2,420	3.0%	4.1%	23,110	-4.4%	3.8%				538,000	3.3%	3.9%
1986	2,710	12.0%	3.0%	25,630	10.9%	2.3%				561,000	4.3%	2.8%
1987	2,890	6.6%	2.1%	27,450	7.1%	2.0%				588,000	4.8%	2.5%
1988	2,870	-0.7%	2.1%	27,540	0.3%	1.9%				598,000	1.7%	2.4%
1989	2,940	2.4%	4.4%	28,210	2.4%	3.5%				611,000	2.2%	3.5%
1990	3,350	13.9%	4.7%	26,950	-4.5%	6.1%	25,780		5.5%	627,670	2.7%	5.7%
1991	3,280	-2.1%	6.7%	26,810	-0.5%	8.1%	25,230	-2.1%	7.3%	621,160	-1.0%	7.2%
1992	3,310	0.9%	7.3%	26,180	-2.3%	8.1%	24,630	-2.4%	7.6%	610,420	-1.7%	7.5%
1993	3,830	15.7%	6.3%	26,480	1.1%	6.9%	24,990	1.5%	6.5%	615,970	0.9%	6.6%
1994	4,190	9.4%	4.4%	27,550	4.0%	4.5%	26,210	4.9%	4.2%	623,870	1.3%	4.6%
1995	3,450	-17.7%	4.0%	27,720	0.6%	3.7%	26,030	-0.7%	3.7%	633,280	1.5%	4.0%
1996	3,460	0.3%	4.1%	27,660	-0.2%	4.1%	26,130	0.4%	4.0%	623,090	-1.6%	4.2%
1997	3,660	5.8%	2.8%	29,130	5.3%	2.9%	27,670	5.9%	2.9%	645,560	3.6%	3.1%
1998	3,760	2.7%	2.5%	29,910	2.7%	2.5%	28,390	2.6%	2.5%	651,490	0.9%	2.9%
1999	3,770	0.3%	2.5%	30,030	0.4%	2.4%	28,420	0.1%	2.3%	665,930	2.2%	2.7%
2000	3,660	-2.9%	2.7%	29,330	-2.3%	2.6%	27,550	-3.1%	2.5%	685,510	2.9%	2.8%
2001	3,620	-1.1%	3.2%	29,060	-0.9%	3.0%	27,240	-1.1%	3.0%	688,650	0.5%	3.5%
1983-1993	1,510	65.1%		3,370	14.6%					115,970	23.2%	
1993-2001	-210	-5.5%		2,580	9.7%		2,250	9.0%		72,680	11.8%	

(1) Beginning in 1987, the NH DES began using a different methodology to compute labor force, employment; data for prior years may not be directly comparable. Source: NH DES, 1992 Master Plan (NH Department of Employment Security, 1992)

Table R.10

<b>Per Capita Income</b>			
<b>Report Generated May 29, 2002</b>			
	<b>TOWN OF BELMONT</b>	<b>BELKNAP COUNTY</b>	<b>STATE OF NH</b>
<b>1979</b>	6,389	6,553	6,966
<b>1987</b>	11,945	12,362	13,529
<b>% Incr.</b>	86.96%	88.65%	94.21%
<b>1990</b>	13,267	14,439	15,959
<b>% Incr.</b>	11.07%	16.80%	17.96%
<b>2000</b>	19,986	22,758	23,844
<b>% Incr.</b>	50.64%	57.61%	49.41%
<b>Source: U.S. Census, 1992 Master Plan (U.S. Census &amp; 1987 Estimates)</b>			

Table R.11

<b>POVERTY STATUS OF FAMILIES</b>								
<b>Town of Belmont, NH</b>								
<b>Report Generated May 21, 2002</b>								
<b>LEVEL</b>	<b>1970</b>	<b>PERCENT OF TOTAL</b>	<b>1980</b>	<b>PERCENT OF TOTAL</b>	<b>1990</b>	<b>PERCENT OF TOTAL</b>	<b>1999</b>	<b>PERCENT OF TOTAL</b>
<b>BELOW</b>	53	7.6%	53	4.7%	60	3.8%	72	3.8%
<b>ABOVE</b>	648	92.4%	1,073	95.3%	1,539	96.2%	1,804	96.2%
<b>TOTAL</b>	701		1,126		1,599		1,876	
<b>Source: U.S. Census</b>								

Table R.12

<b>DEVELOPED PROPERTY VALUE</b>				
<b>Town of Belmont, NH</b>				
<b>Report Generated 06/13/02</b>				
Type	Number of Lots/Units	Combined Building Val	Combined Land Val	Total Value
Industrial	3/	\$2,816,400	\$557,500	\$3,373,900
Apartments	6/49	\$1,317,500	\$301,000	\$1,618,500
Comm	127/	\$40,150,800	\$21,633,463	\$61,784,263
Four Family	4/16	\$345,000	\$91,800	\$436,800
Indus Bldg Only	2/	\$32,800	\$977,276	\$1,010,076
Mixed Use	7/	\$1,260,500	\$357,115	\$1,617,615
Mobile Home	247/247	\$5,737,000	\$5,728,041	\$11,465,041
Out Bldg Only	61/	\$295,200	\$1,361,858	\$1,657,058
SF w/Apt	35/70	\$3,687,300	\$1,219,447	\$4,906,747
Single Family	1,727/1,727	\$121,720,400	\$63,592,089	\$185,312,489
Three Family	17/51	\$1,412,000	\$374,500	\$1,786,500
Two Family	51/102	\$4,234,200	\$1,505,500	\$5,739,700
Vac Comm Bldgs	10/	\$28,500	\$586,400	\$614,900
Vac Indus Bldgs	2/	\$23,000	\$245,400	\$268,400
<b>Totals</b>		<b>\$183,060,600</b>	<b>\$98,531,389</b>	<b>\$281,591,989</b>

Source: Town of Belmont Assessing Records on 6/3/02 (COD 82%)

Housing

Table R.13

<b>HOUSEHOLDS</b>					
<b>Town of Belmont, NH</b>					
<b>Report Generated May 21, 2002</b>					
YEAR	TOTAL POPULATION	INSTITUTIONAL POPULATION	HOUSEHOLD POPULATION	POP. PER HOUSEHOLD	NUMBER OF HOUSEHOLDS
1980	4,026	88	3,938	2.80	1,406
1990	5,796	14	5,782	2.67	2,162
2000	6,716	0	6,716	2.54	2,641

Source: U.S. Census, 1992 Master Plan (NH OSP)

Table R.14

<b>HOUSEHOLDS - SUB REGION POPULATION PER HOUSEHOLD</b>			
	<b>1980</b>	<b>1990</b>	<b>2000</b>
<b>Belmont</b>	2.80	2.67	2.54
<b>Tilton</b>	2.57	2.47	2.39
<b>Northfield</b>	2.97	2.84	2.64
<b>Gilford</b>	2.77	2.53	2.46
<b>Gilmanton</b>	2.79	3.03	2.62
<b>Laconia</b>	2.61	2.49	2.32
<b>Sanbornton</b>	2.85	2.83	2.67
<b>Sub Region</b>	2.77	2.69	2.52

Source: U.S. Census, 1992 Master Plan (NH OSP)

Table R.15

<b>HOUSING CONDITIONS Town of Belmont, NH Report Generated May 21, 2002</b>							
<b>YEAR</b>	<b>LACK OF COMPLETE PLUMBING</b>	<b>PERCENTAGE OF TOTAL UNITS</b>	<b>GREATER THAN 1.01 PERSONS PER ROOM</b>	<b>PERCENTAGE OF TOTAL UNITS</b>	<b>UNITS WITHOUT HEATING</b>	<b>PERCENTAGE OF TOTAL UNITS</b>	<b>TOTAL UNITS</b>
<b>1970</b>	75	9.3%	54	6.7%	37	4.6%	810
<b>1980</b>	26	1.7%	41	2.7%	0	0.0%	1,502
<b>1990</b>	7	0.2%	42	1.5%	0	0.0%	2,869
<b>2000</b>	0	0.0%	40	1.5%	7	0.2%	3,113

Source: U.S. Census, 1992 Master Plan (U.S. Census, LRPC Regional Housing Characteristics 1988)

Table R.16

<b>TRENDS IN SECOND HOMES Town of Belmont, NH Report Generated April 1, 2002</b>										
	<b>TOTAL SECOND HOMES 1970</b>	<b>PERCENT OF TOTAL HOUSING STOCK</b>	<b>TOTAL SECOND HOMES 1980</b>	<b>PERCENT OF TOTAL HOUSING STOCK</b>	<b>TOTAL SECOND HOMES 1990</b>	<b>PERCENT OF TOTAL HOUSING STOCK</b>	<b>TOTAL SECOND HOMES 2000</b>	<b>PERCENT OF TOTAL HOUSING STOCK</b>	<b>NUMERIC CHANGE 1970-2000</b>	<b>PERCENT CHANGE 1970-2000</b>
<b>Belmont</b>	235	22%	492	25%	525	18%	351	11%	116	49%
<b>Tilton</b>	50	8%	129	9%	145	9%	186	11%	136	272%
<b>Northfield</b>	48	7%	37	3%	65	4%	41	2%	-7	-15%
<b>Gilmanton</b>	469	74%	685	55%	752	43%	648	35%	179	38%
<b>Gilford</b>	516	32%	1,189	39%	1,833	42%	1,427	33%	911	177%
<b>Laconia</b>	145	3%	608	9%	1,216	15%	1,477	17%	1,332	919%
<b>Sanbornton</b>	296	47%	285	29%	311	27%	343	25%	47	16%
<b>Subregion</b>	1,759	15%	3,425	20%	4,847	22%	4,473	20%	2,714	154%
<b>Region</b>	10,617	31%	15,689	32%	20,976	34%	19,195	30%	8,578	81%

Source: LRPC 2000 Census Interim Rpt; 1992 Belmont Master Plan (1988 Regional Housing Characteristics Study)

Transportation

Table R.17

<b>TRAFFIC COUNTS</b>							
<b>Town of Belmont, NH</b>							
<b>Report Generated April 9, 2002</b>							
ROAD	LOCATION	AADT*					
		1990	1996	1997	1998	1999	2000
<b>Brown Hill Road</b>	NE/O Rte 106	900					
	Over Tioga River		880			960	
<b>Church Hill Road</b>	SE/O Seavey Road	1,000					
<b>Daniel Webster Hwy (Rte 3/11)</b>	E/O Mosquito Bridge		16,539	17,575	16,967	16,926	16,867
	Laconia T/L				16,000		
	W/O Bypass		12,000				
<b>Dearborn Street</b>	Over Tioga River		1,300			2,300	
<b>Gilmanton Road (Rte 140)</b>	Gilmanton T/L			2,400	2,900	2,800	
	Northfield T/L			5,600		6,700	
	W/O Johnson St			5,300			
	N/O Spring St			7,200			
	E/O Laconia Road (Rte 106)		3,200	3,600			3,400
<b>Hurricane Road</b>	NW/O Seavey Road	960					
<b>Jamestown Road</b>	N/O Rte 140	600					
<b>Laconia Road (Rte 106)</b>	N/O Brown Hill Rd		10,900	10,975	11,625	12,083	12,063
	Gilmanton T/L				7,400		
	N/O Stone Road				7,800		
	Laconia T/L			12,000			13,000
<b>Ladd Hill Road</b>	S/O Rte 3/11	1,300					
<b>Lamprey Road</b>	S/O Dutile Road	300					
<b>Leavitt Road</b>	E/O Rte 106	400					
<b>Mile Hill Road</b>	Laconia T/L	570	480				
<b>Province Road</b>	S/O Tioga River		2,800			2,400	
	Laconia T/L			3,300	3,500	3,400	
<b>Seavey Road</b>	W/O Bean Hill Road	500					
	W/O Bean Hill Road	500					
	NE/O Church Hill Road	540					
<b>Shaker Road</b>	At Northfield T/L		800			830	
<b>South Road</b>	Belmont River		520			650	
<b>Tucker Shore Road</b>	W/O Union Road		500				
<b>Union Road</b>	S/O Rte 3/11	2,000					
	N/O Jamestown Road	900					
	N/O Hurricane Road	1,100					
	Over Durgin Brook		1,700			1,700	

Source: LRPC Traffic Counts, 1992 Master Plan (LRPC)  
 \*\*AADT - Estimated Annual Average Daily Traffic Count

General

Table R.18

<b>POPULATION - BELMONT AND THE LAKES REGION</b>						
Town of Belmont, NH						
Report Generated April 1, 2002						
YEAR	BELMONT POP	CHANGE (IN NUMBERS)	CHANGE (IN %)	LAKES REGION POP	CHANGE (IN NUMBERS)	CHANGE (IN %)
1860	1,189			44,435		
1870	1,165	-24	-2.0%	40,747	-3,688	-8.3%
1880	1,226	61	5.2%	41,872	1,125	2.8%
1890	1,142	-84	-6.9%	44,416	2,544	6.1%
1900	1,294	152	13.3%	44,369	-47	-0.1%
1910	1,390	96	7.4%	45,561	1,192	2.7%
1920	1,194	-196	-14.1%	44,574	-987	-2.2%
1930	1,299	105	8.8%	44,849	275	0.6%
1940	1,374	75	5.8%	48,775	3,926	8.8%
1950	1,611	237	17.2%	50,570	1,795	3.7%
1960	1,953	342	21.2%	53,044	2,474	4.9%
1970	2,493	540	27.6%	60,332	7,288	13.7%
1980	4,026	1,533	61.5%	78,511	18,179	30.1%
1990	5,796	1,770	44.0%	92,418	13,907	17.7%
2000	6,716	920	15.9%	107,032	14,614	15.8%
2005 Est.	7,040	324	5.6%	112,969	20,551	22.2%
2010 Est.	7,234	194	2.8%	116,722	3,753	3.3%
2015 Est.	7,655	421	5.8%	123,309	6,587	5.6%
2020 Est.	8,039	384	5.0%	129,935	6,626	5.4%

Source: U.S. Census & 1992 Master Plan (U.S. Census). NH OSP 1997 Projections using 1997 OSP growth percentages with 2000 US Census basis

Table R.19

<b>YEARS OF SCHOOL COMPLETED (25 YRS AND OLDER)</b>									
Town of Belmont, NH									
Report Generated May 21, 2002									
YEARS COMPLETED		1970	PERCENTAGE OF TOTAL	1980	PERCENTAGE OF TOTAL	1990	PERCENTAGE OF TOTAL	2000	PERCENTAGE OF TOTAL
Elementary	(0-8)	360	25.1%	468	19.2%	186	19.2%	276	6.0%
High	(1-3)	329	22.9%	505	20.7%	606	20.7%	575	12.6%
	(4 yrs)	526	36.7%	947	38.8%	1,366	38.8%	1,730	37.8%
College	(1-3)	147	10.3%	347	14.2%	947	14.2%	1,254	27.4%
	(4 or more)	72	5.0%	176	7.2%	612	7.2%	746	16.3%
<b>Total</b>		1,434		2,443		3,717		4,581	

Source: U.S. Census, 1992 Master Plan (U.S. Census)

Table R.20

<b>NATURAL INCREASE AND NET MIGRATION IN BELMONT</b>										
<b>Town of Belmont, NH</b>										
<b>Report Generated April 1, 2002</b>										
YEARS	POPULATION CHANGE	AVERAGE ANNUAL INCREASE	BIRTHS	AVERAGE ANNUAL # OF BIRTHS	DEATHS	AVERAGE ANNUAL # OF DEATHS	ESTIMATED NAUTRAL INCREASE	AVG.ANN. NATURAL INCREASE	ESTIMATED NET MIGRATION	AVG.ANN. NET MIGRATION
1970-80	1,533	4.9%	442	44	229	23	213	21	1,320	132
1980-90	1,770	3.7%	705	71	358	36	347	35	1,423	142
1990-2000	920	1.5%	512	51	387	39	125	13	795	80

Source: Belmont Annual Reports, 1992 Master Plan (NH Vital Records)

Table R.21

<b>POPULATION DENSITIES</b>				
<b>Town of Belmont, NH</b>				
<b>Report Generated April 1, 2002</b>				
YEAR	POPULATION	DENSITY	CHANGE	PERCENTAGE INCREASE
1960	1,953	65.54		
1970	2,493	83.66	18.12	28%
1980	4,026	135.10	51.44	61%
1990	5,796	194.50	59.40	44%
2000	6,716	225.37	30.87	16%

Source: U.S. Census, 1992 Master Plan (U.S. Census)

Table R.22

<b>POPULATION BY AGE GROUP</b>								
<b>Town of Belmont, NH</b>								
<b>Report Generated April 1, 2002</b>								
AGE GROUP	1970	% OF TOTAL POPULATION	1980	% OF TOTAL POPULATION	1990	% OF TOTAL POPULATION	2000	% OF TOTAL POPULATION
B - 5	258	10.3%	366	9.1%	469	8.1%	360	5.4%
6-17	685	27.5%	773	19.2%	1,177	20.3%	1,318	19.6%
18 - 64	1,370	55.0%	2,443	60.7%	3,599	62.1%	4,274	63.6%
65+	180	7.2%	444	11.0%	551	9.5%	764	11.4%
Total	2,493		4,026		5,796		6,716	
Median Age			31		32.3		38.4	

Source: U.S. Census, 1992 Master Plan (U.S. Census)

Table R.23

<b>ESTIMATED SEASONAL POPULATION</b>					
<b>Town of Belmont, NH</b>					
<b>Report Generated April 1, 2002</b>					
<b>YEAR</b>	<b>NUMBER OF SECOND HOMES</b>	<b>AVERAGE SEASONAL HOUSEHOLD SIZE</b>	<b>ESTIMATED SEASONAL POPULATION</b>	<b>YEAR-ROUND POPULATION</b>	<b>ESTIMATED PEAK POPULATION</b>
<b>1970</b>	235	5.01	1,177	2,493	3,670
<b>1980</b>	492	4.2	2,066	4,026	6,092
<b>1990</b>	525	4.05	2,126	5,796	7,922
<b>2000</b>	351	3.81	1,337	6,716	8,053

NOTE: Number of second homes multiplied by the average household size for seasonal units which is assumed to be 50% larger than year-round homes.  
Source: U.S. Census

## DATA/SUPPORT SOURCES

The following major data/support sources were used during the development of this plan update:

### Articles/Reports

- Social Capital Defines Us As a Community (Louis M. Feldstein, The Inner Chamber, Greater Laconia-Weirs Beach Chamber of Commerce, March 2001)
- Cities in the 21<sup>st</sup> Century: The Forces of Change (Roger L. Kemp, Ph.D., New Hampshire Town and City, NH Municipal Association, December 2000)
- Managing Growth in New Hampshire: Changes & Challenges (NH OSP, December 2000)

### Community Facilities

- Belmont Fire Department Report (Belmont Fire Dept)
- Cemeteries & Burial Grounds (Town of Belmont)
- Municipal Recycling – NH Town and City, May 2001
- Shaker Regional School District
  - Buildings and Grounds Data (SAU#80)
  - Five Year Strategic Plan 2002-2007
- Town Garage – Sargent Street – Report (Town of Belmont)

### Community Questionnaires/Ballots

### Conservation & Preservation of Natural Resources

- A Survey of Wildlife, Vegetation, and Natural Areas in Belmont, NH (1976)
- Belknap County Conservation District



Conservation Plan for Deer Yards in Belmont, Jeff Marden, 4/4/02  
 Conservation Plan to Inventory Wildlife in Belmont, Jeff Marden  
 Dollars and Sense: Society for the Protection of New Hampshire Forests  
 and others 1999  
 Education and Marketing Reference Summary, Naomi Caldwell  
 Historical & Archaeological Inventory, Linda Frawley, 9/17/01  
 NH Coalition for Sustaining Agriculture  
 NH DES  
     Protection Measures for Drinking Water Sources – Fact Sheet, 2000  
 NH Fish & Game  
     Endangered and Threatened Wildlife of NH  
     Identifying and Protecting New Hampshire's Significant Wildlife  
     Habitat: A Guide for Towns and Conservation Groups  
 NH DRED Land & Water Conservation Fund Information Sheet  
 NH Division of Historical Resources  
     Lochmere Archeological District  
     Old Province Road  
 NHResourceNet  
 Preserving Rural Character: The Agriculture Connection, NH OSP,  
     Technical Bulletin #6, Winter, 2000  
 The Trust for Public Land – Open Space Programs  
 UNH  
     Community Conservation Assistance Program – Natural Resource  
 Inventory  
     Wildlife Habitats – promoting wildlife habitat improvement  
     Natural Resources Inventories – A Guide for NH Communities and  
 Conservation Groups  
 Wildlife and Habitat, Jeff Marden, 7/12/01

#### Construction Materials

List of open excavation sites/size of active pit area (Town of Belmont)  
 Notice of Intent to Excavate 2001, 2002 (Town of Belmont)

#### Economic Development

Belknap County Annual Average Wages for City and Towns - 1999  
 Belknap County Economic Development Council collateral, promotional  
 pieces, revolving loan fund, annual report  
 Belknap County Economic Development Council  
 Belmont Businesses (Town of Belmont)  
 Developed property value (Town of Belmont)  
 "Economic Development & Opportunities Information" memo  
     w/attachments to Planning Board (Linda Frawley, April 8, 2002)  
 Economic Opportunities – Summary to Date (Linda Frawley, June 21, 2002)  
 Getting to Smart Growth handbooks(ICMA)  
 Greater Laconia Weirs Beach Chamber of Commerce

Lakes Region Planning Commission  
 Largest Tax Payers – 2000 (Town of Belmont)  
 Local Economic Development Planning: From Goals to Projects, Avrom  
 Bendavid-Val American Planning Association, Planning Advisory  
 Service, Report Number 353, Sept. 1980  
 NH community outreach, homeownership pamphlets  
 NH Division of Resources & Economic Development  
 NH Office of State Planning  
 NH Rural Development Council background  
 PSNH New Hampshire Economic Review, Oct 2001 (PSNH)  
 Top Employers – Town of Belmont – 2001 (Town of Belmont)  
 US Department of Agriculture Rural Development  
 US Department of Agriculture Rural Development fiscal year 2001 annual  
 report

#### General Data Sources

Volunteerism Report – LM Frawley, March 1, 2002  
 NH Community Profiles – Belmont (State of NH)  
 US Census 2000 (US Dept of Commerce, LRPC, NH OSP)  
 US Census 1990 (US Dept of Commerce, LRPC, NH OSP)

#### Housing

Belmont Building Permits Issued (Town of Belmont)  
 Belmont Housing Values (Town of Belmont)  
 Historic/existing dwelling unit numbers  
 Housing by single, multi & manufacture  
 Housing by Type (Town of Belmont)  
 HUD Fiscal Year 2001 Fair Market Rents (NH OSP)  
 Lakes Region Workplace Housing Action Coalition  
 NH Municipal Association  
   Housing Issues for Municipal Welfare Administrators, Keith Bates, NH  
   Town and City, January 2001  
   Can the Moat be Crossed? What is Your “Fair Share” Housing  
   Obligation? Susan Slack NHMA 2001 Municipal Law Lecture  
   Series Lecture #2  
   Planning for Affordable Housing Benjamin Frost NHMA 2001  
   Municipal Law Lecture Series Lecture #2  
   The Affordable Housing Commission, Maura Carroll and Judy Silva,  
   NH Town and City, January 2002  
   What is Your Municipality’s Affordable Housing Obligation? Can the  
   Moat be Crossed? Susan Slack, NH Town and City, January  
   2002  
 Number of persons per household  
 Seasonal housing as a percentage of total units

#### Land Use

Belmont Planning & Zoning Statistics (Town of Belmont)  
 Belmont Building Permits Issued (Town of Belmont)  
 Current Land Use  
     Number of acres/categories in CLU (Town of Belmont)  
     A Layperson's Guide to NH Current Use  
 Does Open Space Pay?, Natural Resource Network, Philip A. Auger, UNH  
 Cooperative Extension  
 Largest Land Owners – 2001 (Town of Belmont)  
 New Hampshire Department of Transportation/ Citizen's Guide to  
 Transportation.  
 New Hampshire's Land and Community Heritage at Risk (Citizens for NH  
 Land and Community Heritage)  
 Number of persons per square mile (density)  
 Open Space for NH, A Toolbook of Techniques for the New Millennium,  
 Dorothy Tripp Taylor  
 Preserving Rural Character Through Agriculture: a Resource Kit for  
 Planners-UNH Cooperative Extension, Belknap County Conservation  
 District.  
 Schedule of Town Owned Properties (Town of Belmont)  
 Tax exempt properties within Belmont (Town of Belmont)  
 UNH Cooperative Extension, Belknap County Conservation District.

#### Plan Samples

City of Nashua – Water Supply Protection District Ordinance  
 City of Rochester – Architectural Design Regulations  
 The 20/20 Vision for Concord (The Initiative for a Concord 20/20 Vision)  
 Town of Bridgewater, NH – Master Plan  
 Town of Hanover, NH – Master Plan  
 Town of Londonderry, NH – Master Plan  
 Town of Meredith, NH – Vision Statement  
 Town of North Hampton, NH – Water Resources and Aquifer Protection  
 Ordinance  
 Town of Wilton, NH – Watershed District Ordinance

#### Population

Historic/existing/projected population – Belmont & Region  
 Natural versus immigration growth  
 Population by Age  
 Population percentage by school age  
 Seasonal population

#### Process/Training/Basis/Review

LRPC:  
     Developing a Successful Master Plan Workshop, December 2000  
     Review of June 2002 Master Plan draft  
 NH OSP:

Technical Bulletin 3 Formulating the Master Plan Winter 2000  
Master Plan Updating Cycle, David G. Scott, January, 1988  
Beyond the Basics – Regulation Checklist – Fulfilling the Master Plan  
vision – 2001 Planning & Zoning Conference

Town of Belmont:

Master Plan Review  
Tentative Update Process  
Master Plan 2002 Development Outline

NH RSA 674:2&3 Master Plan Purpose, Description & Preparation  
NH HB 650-FN An Act Relative to Master Plans

Recreation

Belmont Recreation facilities, events, sites (Town of Belmont)  
Central NH Regional Planning Commission - A Guide to the Development  
of a Municipal Open Space Trail System Plan, October, 2001  
NH OSP  
Statewide Comprehensive Outdoor Recreation Plan (1994-1999)  
US EPA Best Management Practices for Lead at Outdoor Shooting Ranges,  
2001

Transportation

Belmont Roads list (Town of Belmont)  
Belmont Transportation Improvement Priority List (Town of Belmont)  
Conservation Law Foundation  
Existing Alternative Transportation (Transportation Subcommittee)  
NH DOT  
Asset Management – Citizen's Guide  
Biennial Inspection of Municipal Owned Bridges – March, 2001  
Plan NH  
Rails/Trails Conservancy  
US Department of Transportation

Utilities

A Good Emergency Plan Helps Protect Sources – NH Town and City,  
February 2002  
Keyspan – Gas NH Municipal Association  
Metrocast Cablevision – Cable  
NH Electric Cooperative – Electric  
NH OSP – Belmont Tower Map (none)  
PSNH – Map indicating PSNH & NHEC coverage areas.  
Town of Belmont – Water and Sewer

Vision

Belmont Civic Profile

## WEB SITES

The following Internet web sites were researched and data utilized as applicable during this plan update:

### Community Facilities

Solid Waste Production data

### Conservation & Preservation of Natural Resources

Appalachian Mountain Club – [www.outdoors.org](http://www.outdoors.org)

Audubon Society of NH – [www.nhaudubon.org](http://www.nhaudubon.org)

Citizens for NH Land & Community Heritage - <http://www.specialplaces.org/>

Council on Resources & Development – [www.state.nh.us/osp/ProgramInformation.html](http://www.state.nh.us/osp/ProgramInformation.html) #CORD

Lakes Region Conservation Trust [www.lrct.org](http://www.lrct.org)

Nature Conservancy of NH – [www.nature.org/wherewework/northamerica/states/new\\_hampshire/](http://www.nature.org/wherewework/northamerica/states/new_hampshire/)

NH Archeological Society -

NH Charitable Foundation – [www.nhcf.org](http://www.nhcf.org)

0NHDES – [www.des.state.nh.us](http://www.des.state.nh.us); [www.des.state.nh.us/mission.htm](http://www.des.state.nh.us/mission.htm)

NH Division of Forest & Lands – [www.nhdf.com](http://www.nhdf.com)

NH Fish & Game Dept – [www.wildlife.state.nh.us](http://www.wildlife.state.nh.us)

NH Granit – [www.granit.sr.unh.edu/cgi-bin/nhsearch](http://www.granit.sr.unh.edu/cgi-bin/nhsearch)

NH Historical Society – <http://www.nhhistory.org/>

NH Land & Community Heritage Program – <http://www.lchip.org/>

NH Lakes Association – [www.nhlakes.org](http://www.nhlakes.org)

NH Main Street Center - <http://www.nhcdfa.org/mainstreet/html>

NH Natural Heritage Inventory – [www.nhdf.com/formgt/nhiweb/](http://www.nhdf.com/formgt/nhiweb/)

NH Old Graveyard Association - <http://nhsog.org/nhoga/index.htm>

NH Preservation Alliance – <http://www.mv.com/ipusers/nhpreservation>

NH Society of Genealogists - <http://nhsog.org/genealogy.htm>

NH Wildlife Trust - <http://www.nhwhf.org/openspacesummary.htm>

Sierra Club, New Hampshire Chapter – [www.sierraclub.org](http://www.sierraclub.org)

Society for the Protection of NH Forests – [www.spnhf.org](http://www.spnhf.org)

Trust for Public Land – [www.tpl.org](http://www.tpl.org)

US Fish & Wildlife – [www.fws.gov](http://www.fws.gov)

US Forest Service – [www.fs.fed.us](http://www.fs.fed.us)

UNH Cooperative Extension – [www.ceinfo.unh.edu](http://www.ceinfo.unh.edu)

US Environmental Protection Agency – [www.epa.gov](http://www.epa.gov)

### Economic Development

2000 Census Demographic Belmont Profile <http://censtats.census.gov/pub/profiles.shtml>

NH Association of Regional Planning Commissions Community Information  
[www.nh@Mc.org/](http://www.nh@Mc.org/)  
 NH Office of State Planning [www.state.nh.us/os/](http://www.state.nh.us/os/)  
 The Greater Laconia-Weirs Beach Chamber of Commerce– [www.laconia-weirs.org](http://www.laconia-weirs.org)  
 Belknap County Economic Development Council – [www.bcedc.org](http://www.bcedc.org)  
 USDA Rural Development – [www.rurdev.usda.gov](http://www.rurdev.usda.gov)

### Housing

Belmont Community Profile – [www.nhes.state.nh.us/elmi/pdfzip/specialpub/comprofiles/belmon00.pdf](http://www.nhes.state.nh.us/elmi/pdfzip/specialpub/comprofiles/belmon00.pdf)  
 Lakes Region Planning Commission – [www.lakesrpc.org](http://www.lakesrpc.org)  
 Realtor Magazine Online  
 Accessible Housing - <http://www.realtor.org/rmomag.nsf/pages/frontlinesoct01?OpenDocument>  
 Visitable Housing -<http://www.realtor.org/rmomag.nsf/pages/visitable?OpenDocument>  
 Town of Belmont – [www.belmontnh.org](http://www.belmontnh.org)

### Land Use

Belmont Community Profile – [www.nhes.state.nh.us/elmi/pdfzip/specialpub/comprofiles/belmon00.pdf](http://www.nhes.state.nh.us/elmi/pdfzip/specialpub/comprofiles/belmon00.pdf)  
 Lakes Region Planning Commission – [www.lakesrpc.org](http://www.lakesrpc.org)  
 NH Farms – [http://www.nhfarms.com/resource\\_directory.htm](http://www.nhfarms.com/resource_directory.htm)  
 NH Office of State Planning, [www.nhfarms.com/resourcedirectory.html](http://www.nhfarms.com/resourcedirectory.html)  
 Town of Belmont – [www.belmontnh.org](http://www.belmontnh.org)

### Municipal

SAU #80 – [www.shaker.k12.nh.us](http://www.shaker.k12.nh.us)  
 State of NH (Webster) - <http://webster.state.nh.us/index.html>  
 The 20/20 Vision for Concord – [www.concord2020vision.net](http://www.concord2020vision.net)  
 Town of Belmont – [www.belmontnh.org](http://www.belmontnh.org)

### Recreation

Town of Belmont – [www.belmontnh.org](http://www.belmontnh.org)  
 Lakes Region Planning Commission – [www.lakesrpc.org](http://www.lakesrpc.org)  
 Belmont Community Profile – [www.nhes.state.nh.us/elmi/pdfzip/specialpub/comprofiles/belmon00.pdf](http://www.nhes.state.nh.us/elmi/pdfzip/specialpub/comprofiles/belmon00.pdf)  
 NH Scenic & Cultural Byways –  
[www.state.nh.us/osp/scenicbyways/HOME/LakesRegion/lakes.htm](http://www.state.nh.us/osp/scenicbyways/HOME/LakesRegion/lakes.htm)

### Transportation

Town of Belmont – [www.belmontnh.org](http://www.belmontnh.org)  
 Lakes Region Planning Commission – [www.lakesrpc.org](http://www.lakesrpc.org)  
 Belmont Community Profile – [www.nhes.state.nh.us/elmi/pdfzip/specialpub/comprofiles/belmon00.pdf](http://www.nhes.state.nh.us/elmi/pdfzip/specialpub/comprofiles/belmon00.pdf)  
 UNH T<sup>2</sup> – [www.t2.unh.edu](http://www.t2.unh.edu)

- NH Municipal Association – [www.nhmuni.home.virtualltownhall.net/nhmuni\\_home](http://www.nhmuni.home.virtualltownhall.net/nhmuni_home)
- NH DOT – [www.webster.state.nh.us/dot/index.htm](http://www.webster.state.nh.us/dot/index.htm)
- NH DES – [www.des.state.nh.us](http://www.des.state.nh.us)
- NH Office of State Planning – [www.state.nh.us/osp/ProgramInformation.html](http://www.state.nh.us/osp/ProgramInformation.html)
- US DOT Transportation Studies – [www.bts.gov/programs/transtu/tsar/plan.html](http://www.bts.gov/programs/transtu/tsar/plan.html)

## ACRONYMS

ATV	All Terrain Vehicles
BCCD	Belknap County Conservation District
BRATT	Belmont Recreation and Alternate Transportation Trail
CIP	Capital Improvement Program
COCS	Cost of Community Services
FPP	Farmland Protection Program
LCHIP	Land and Community Heritage Investment Program
LCIP	Land Conservation Investment Program
LRGH	Lakes Region General Hospital
LRPC	Lakes Region Planning Commission
NH DES	New Hampshire Department of Environmental Services
NH DOT	New Hampshire Department of Transportation
OHRV	Off Highway Recreational Vehicle
OSP	Office of State Planning
PACE	Purchase of Agricultural Conservation Easements
PDR	Purchase Development Rights
RSA	Revised Statute Annotated
TDR	Transfer of Development Rights
TEA	Transportation Equity Act
TIP	Transportation Improvement Program
UNH	University of New Hampshire
USDA	United States Department of Agriculture

## PHOTOGRAPHS

The following Master Plan participants supplied many of the beautiful and technical photographs used in this publication.

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Kenneth Knowlton

Linda Frawley  
Jeffrey Marden

Reuse of their photographs is limited to the furtherance of the 2002 Master Plan.

Additional photos from staff and the land use files were also included.