



Belmont Land Use Office

The Belmont Planning Board will hold a public hearing commencing at 6pm on Monday, December 27, 2021 at the Belmont Mill 4th Floor Tioga Room 14 Mill Street & Zoom concerning the following proposed amendments. Copies of the full-text amendments are attached. The full-text amendments are also on file for public inspection at the Town Clerk's Office and Land Use Office in the Town Hall, the Belmont Library and at www.belmontnh.org.

Belmont Zoning Ordinance:

1. **Dwelling Units Accessory to Residential and Subordinate to Non-Residential Uses:** Delete Accessory Dwelling Use as a use and instead create two new uses. The definitions, regulations, requirements, standards and restrictions for each are included in the Ordinances. Appropriate changes to the Table of Uses will also be made.
2. **Correct Reference:** Correct a reference in Article 11.B.2 to permit nonconforming structures which are removed to be replaced as allowed earlier in Article 11. This change removes an incorrect reference to an inapplicable provision of Article 10.
3. **Petition Amendment to Rezone Lots:** Amend the Zoning Map of the Town of Belmont reference in Zoning Article 3.B. to change the zoning of Tax Lots 237-003-000-000, 237-004-000-000, 237-005-000-000, and 237-006-000-000 from "Rural" to "Residential Single-Family".

Belmont Subdivision Regulations:

1. Amend Section 9.E.9 of the Subdivision Regulations. Create private Road Standards for a consistently constructed, safe road for the creation of and access to a set number of lots. Insert new detail as Exhibit 5, renumber remaining exhibits, and amend the numbering in the Table of Contents.

Dwelling Units Accessory to Residential and Subordinate to Non-Residential Uses

Dwelling Unit Accessory to Residential Use

Amend Table of Contents, Article 5, Table 1, Article 8.F and Art. 15 of the existing Ordinance to increase the allowed net floor area to 1,250SF or 40%, whichever is less, and allow for an accessory dwelling unit to be incorporated in an attached or detached accessory structure to a principal residence.

Underlined/~~Crossed-out Text~~ to be added/changed – renumber remaining items as necessary

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Change Title

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Article 5, Table 1

Amend wording and re-organize

ARTICLE 5. - TABLE 1

Zoning District Regulations Table of Permitted Uses

Note: P=Permitted Use; E=Special Exception Necessary; N=Not Permitted; **CU = Conditional Use.**

	Commercial	Industrial	Residential Multi-Family	Residential Single Family	Rural	Village
Residential Uses:						
Accessory Dwelling Unit	N	N	P	E	P	P
Accessory Building/Use	P	P	P	P	P	P
Agricultural Animals (Lots 3 acres & larger)	E	E	P	P	P	E
Agricultural Animals (Lots less than 3 acres)	E	E	E	E	E	E
Agriculture, Forestry Management	P	P	P	P	P	P
Bed & Breakfast Establishment	P	N	E	E	E	E
Open Space Development	N	N	P	P	P	P

Open Space Development (Parent Tract Under 10 Acres)	N	N	N	N	N	E
<u>Dwelling – Accessory to Residential Use</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>E</u>	<u>P</u>	<u>P</u>

Article 8, Section F

Amend Article 8 Section F to increase the allowed net floor area to 1,250SF or 40%, whichever is less, and allow for an accessory dwelling unit to be incorporated in an accessory structure to a principal residence.

F. **ACCESSORY DWELLING UNITS ACCESSORY TO RESIDENTIAL USE**

1. One dwelling unit accessory to residential use is allowed on a residential lot.

2. ~~4.~~ The accessory dwelling unit shall have a minimum of 300 square feet of net floor area. The accessory dwelling unit shall also not exceed ~~750~~ **1,250** square feet of net floor area or **forty** ~~twenty-five~~ percent (40%) (~~25%~~) of the sum of the net floor area of both the finished primary dwelling unit and the finished accessory dwelling unit whichever is larger.

3. ~~2.~~ An Accessory dwelling unit does not require a separate Minimum Lot size (Article 5, Table 2).

4. ~~3.~~ Only one Accessory dwelling unit per lot is allowed.

5. ~~4.~~ Accessory Dwelling Units are not permitted in multiple single-family developments where one or more single family dwelling units are attached, such as, but not limited to, condominium developments and duplexes.

6. ~~5.~~ Accessory Dwelling Units are not permitted within or as additions to manufactured housing units or recreational vehicle units.

7. ~~6.~~ Accessory Dwelling Units shall not be conveyed as a condominium unit separate from the principal unit.

8. ~~7.~~ The Accessory dwelling unit **may be physically attached to or incorporated within a principal residential structure, or incorporated in an attached or detached accessory structure to such principal residence. The distance between an accessory structure containing an accessory dwelling unit and the nearest point of the enclosed living space of the principal residential structure shall not exceed 100 feet.** ~~shall be located within the primary single family dwelling unit and is not permitted in detached or accessory structures. Accessory dwelling unit must be attached to the primate dwelling unit by means of a common wall, floor or ceiling between conditioned spaces or a conditioned space. For the purposed of this section, conditioned space is space within a building that is provided with heating and or cooling equipment and, or systems capable of maintaining through design heat of 68°F during the heating season and 80°F during the cooling season, or has a fixed opening directly adjacent to a conditioned area. An interior door shall be provided between the principal dwelling unit and the accessory dwelling unit~~ **when attached.**

9. ~~8.~~ Accessory dwelling unit shall include no more than two (2) bedrooms.

10. ~~9.~~ Accessory dwelling unit may be created either through the internal conversion of an existing housing unit or through the creation of a new principal dwelling unit/accessory dwelling unit structure.

11. ~~10.~~ Either the principal dwelling unit or the accessory dwelling unit shall be occupied by the owner of the property.

12. ~~11.~~ The construction and occupancy of accessory dwelling unit shall not be detrimental to the neighborhood in which the lot is located by virtue of overcrowding or traffic congestion.

13. ~~12.~~ Means of egress for both the principal single-family residence and the accessory dwelling unit shall meet all applicable codes.

14. ~~13.~~ A building permit is required prior to creation/construction of the Accessory dwelling unit and a Certificate of Occupancy is required prior to occupancy of the unit.

15. ~~14.~~ Off-street parking shall be provided as follows:

- a. 2 spaces - principal residence, 1 space - accessory dwelling unit;
- b. Parking spaces must be surfaced in a manner consistent with the neighborhood;
- c. Parking spaces required pursuant to this section shall not impede traffic, road maintenance or future road improvements.

16. ~~15.~~ All applications under this section shall demonstrate compliance with NH DES Wastewater Rules for sewage disposal and adequate provision for water, waste and drainage generated by the future occupancy of an accessory dwelling unit.

17. ~~16.~~ No exterior changes shall be made which do not conform to the character of the neighborhood.

18. ~~17.~~ Any application filed under this section shall include the following:

- a. Scaled plot plan showing location of existing structure.
- b. Detailed floor plan.
- c. Parking layout and yard area.
- d. Sketch any proposed expansion or change to the structure showing overall dimensions.
- e. Square footage of construction or alteration.
- f. Location and number of exits.
- g. Any additional information that will adequately describe the proposed work.

Article 15, Definitions

Change title, re-alphabetize, add “or attached to an accessory structure to such principal residence”

~~Accessory Dwelling Unit~~ — ~~a residential living unit that is within or attached to a single-family dwelling, and that provides independent living facilities for one or more persons, including provisions for sleeping, eating, cooking, and sanitation on the same parcel of land as the principal dwelling unit it accompanies.~~

Dwelling Unit Accessory to Residential Use - A residential living unit that is within or attached to a single-family dwelling or is within or attached to an attached or detached accessory structure to such principal residence, and that provides independent living facilities for one or more persons, including provisions for sleeping, eating, cooking, and sanitation on the same parcel of land as the principal dwelling unit it accompanies.

Dwelling Unit Subordinate to Non-residential Use:

Amend Dwelling Unit Subordinate to Non-residential Use Ordinance title and create standards including changes to the Table of Contents, Permitted Use Table, and Definitions. The proposed changes create a full set of standards including allowing one dwelling unit on a non-residential lot for occupancy by owner and requiring a conditional use permit for occupancy by others. Renumber remaining sections.

Underlined/Crossed out Text to be added/changed – renumber remaining items as necessary

Table of Contents:

Add NEW Section G, re-letter remaining items

G.	DWELLING UNIT SUBORDINATE TO NON-RESIDENTIAL USE	8-11
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<u>I.</u>	CEMETERIES, PRIVATE BURIAL GROUNDS, BURIALS ON PRIVATE PROPERTY	8-13<u>15</u>

Article 5, Table 1

Amend wording and create additional row to differentiate occupancy (owner occupied, occupied other)

ARTICLE 5. - TABLE 1

**Zoning District Regulations
Table of Permitted Uses**

Note: P=Permitted Use; E=Special Exception Necessary; N=Not Permitted; **CU = Conditional Use.**

	Commercial	Industrial	Residential Multi-Family	Residential Single Family	Rural	Village
Residential Uses:						
Dwelling – Single Family Subordinate To Non-Residential Use, owner occupied	<u>P-CU</u>	<u>P-CU</u>	N	N	N	N
<u>Dwelling –Subordinate To Non-Residential Use, occupied other</u>	<u>CU</u>	<u>CU</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>

Article 8, Section G

Add NEW Section G to Article 8 creating a full set of standards including allowing one dwelling unit on a non-residential lot for occupancy by owner and requiring a conditional use permit for occupancy by others. Renumber remaining sections.

G. DWELLING UNIT SUBORDINATE TO NON-RESIDENTIAL USE

- 1. In the Commercial and Industrial Districts, one dwelling unit subordinate to non-residential use is allowed on a non-residential lot for occupancy limited to:**
 - a. the on-site commercial, industrial or institutional business owner & family; or**
 - b. the on-site business manager & family or security person & family provided a conditional use permit is issued by the Planning Board in accordance with this Ordinance and the Site Plan Review Regulations.**
- 2. A conditional use permit for a dwelling unit subordinate to non-residential use shall be subject to the following conditions:**
 - a. Owner of the property must complete and record in the Belknap County Registry of Deeds a Restrictive Covenant provided by the Planning Board stating the restrictions for occupancy of the dwelling.**
 - b. The subordinate dwelling unit conditional use permit expires upon termination of the primary non-residential use. The residential use shall cease and all facilities related only to the residential use shall be removed.**
- 3. A dwelling unit subordinate to non-residential use shall not be considered a "single-family dwelling unit" for other purposes under this ordinance.**
- 4. The dwelling unit subordinate to non-residential use shall have a minimum of 300 square feet of net floor area. The dwelling unit subordinate to non-residential use shall also not exceed 750 square feet of net floor area or twenty-five percent (25%) of the sum of the net floor area of both the finished primary commercial, industrial or institutional unit and the finished dwelling unit subordinate to non-residential use whichever is larger, however no dwelling unit subordinate to non-residential use shall exceed 1,200 square feet of net floor area.**
- 5. A dwelling unit subordinate to non-residential use does not require a separate minimum lot size (Article 5, Table 2).**
- 6. Only one dwelling unit subordinate to non-residential use per lot is allowed.**
- 7. A dwelling unit subordinate to non-residential use is not permitted on a lot containing any other dwelling unit.**
- 8. A dwelling unit subordinate to non-residential use shall not be considered an expansion of a preexisting nonconforming use.**
- 9. In granting a conditional use permit the Board must determine that:**
 - a. The proposal is not incompatible to other uses in the area through the creation of noise, fumes, dust, odor, lighting, smoke or other impacts.**
 - b. The proposed location is of adequate size.**
 - c. The proposal does not create undue traffic congestion or unduly impair vehicular or pedestrian safety.**

- d. The proposal does not overload any existing water, drainage, sewer or other system, nor will there be any significant increase in stormwater runoff onto adjacent property or street.
 - e. The proposal does not create excessive demand for municipal services and facilities.
 - f. The proposal does not create hazards to the health, safety or general welfare of the public.
- 10. The Planning Board shall have the responsibility for making the final decision as to the necessity of site plan review for the addition of a dwelling unit subordinate to non-residential use. Such determination shall be made in accordance with the guidelines enumerated in Section 1.E of the Site Plan Review Regulations.
- 11. Any application filed under this section (e.g., building permit, conditional use permit, site plan review) shall include the following:
 - a. Scaled plot plan showing location of existing structure
 - b. Detailed floor plan
 - c. Parking layout and yard area
 - d. Sketch any proposed expansion or change to the structure showing overall dimensions
 - e. Square footage of construction or alteration
 - f. Location and number of exits
 - g. Any additional information deemed necessary by the reviewing authority to adequately describe the proposed work
- 12. Subordinate dwelling units shall not be conveyed as a condominium unit separate from the principal unit.
- 13. The dwelling unit subordinate to non-residential use shall be located within a primary commercial, industrial or institutional building and is not permitted in detached or accessory structures. The dwelling unit subordinate to non-residential use must be attached to the primary commercial, industrial or institutional building by means of a common wall, floor or ceiling between conditioned spaces or a conditioned space. For the purposes of this section, conditioned space is space within a building that is provided with heating and or cooling equipment and/or systems capable of maintaining through design heat of 68°F during the heating season and 80°F during the cooling season, or has a fixed opening directly adjacent to a conditioned area. An interior door shall be provided between the primary commercial, industrial or institutional building and the dwelling unit subordinate to non-residential use.
- 14. A dwelling unit subordinate to non-residential use shall include no more than two (2) bedrooms.
- 15. A dwelling unit subordinate to non-residential use may be created either through the internal conversion of an existing primary commercial, industrial or institutional building or through the creation of a new primary

commercial, industrial or institutional building/subordinate dwelling unit structure.

16. The construction and occupancy of dwelling unit subordinate to non-residential use shall not be detrimental to the neighborhood in which the lot is located by virtue of overcrowding or traffic congestion.
17. Means of egress for both the commercial, industrial or institutional use and the dwelling unit subordinate to non-residential use shall meet all applicable codes.
18. A building permit is required prior to creation/construction of the dwelling unit subordinate to non-residential use and a Certificate of Occupancy is required prior to occupancy of the unit.
19. Sufficient off-street parking shall be provided to accommodate all regular inhabitants of the dwelling unit subordinate to non-residential use, and at least one off-street parking space shall be provided for use exclusively associated with the dwelling unit subordinate to non-residential use. Parking spaces required pursuant to this section shall not impede traffic, road maintenance or future road improvements.
20. All applications under this section shall demonstrate compliance with NH DES Wastewater Rules for sewage disposal and adequate provision for water, waste and drainage generated by the future occupancy of a dwelling unit subordinate to non-residential use.
21. No exterior changes shall be made which do not conform to the character of the neighborhood.

Renumber remaining sections:

Add NEW Section G, renumber remaining sections H and I

H. G. CAMPGROUNDS

I. CEMETERIES, PRIVATE BURIAL GROUNDS, BURIALS ON PRIVATE PROPERTY

Article 15, Definitions

Change title and re-alphabetize

Dwelling Unit Subordinate to Non-residential Use - A residential living unit that is within or attached to the primary commercial, industrial, or institutional unit, complies with the standards of this Ordinance and that provides independent living facilities for one or more persons, including provisions for sleeping, eating, cooking, and sanitation on the same parcel of land as the principal dwelling unit it accompanies.

~~**Single-family subordinate dwelling unit** - One single-family subordinate dwelling unit is allowed on a non-residential lot for occupancy limited to (a) the on-site commercial, industrial or institutional business owner & family; or~~

~~(b) the on-site business manager & family or security person & family provided a Conditional Use Permit is issued by the Planning Board. A single family subordinate dwelling unit shall not be considered a "single family dwelling unit" for other purposes under this ordinance.~~

Correct Reference

Add Conditional Use Definition to Article 5 Table 1;
Correct page 11-2, Section B.2: 10.A.3.d to 11.A.3.d.

Underlined/~~Crossed out Text~~ to be added/changed – renumber remaining items as necessary

2. Nonconforming structures otherwise removed may also be replaced if the nonconformity is not moved, altered or increased, except as allowed in section ~~10~~**11**.A.3.d. above. Such replacement will be allowed within 2 years of the start of the removal. If more than 2 years elapse, replacement shall be required to comply with this Ordinance.

1. **Amend the Zoning Map of the Town of Belmont**

Amend the reference in Zoning Article 3.B. to change the zoning of Tax Lots 237-003-000-000, 237-004-000-000, 237-005-000-000, and 237-006-000-000 from “Rural” to “Residential Single-Family”. (By Petition)

Attached

Petition for amendment to zoning ordinance

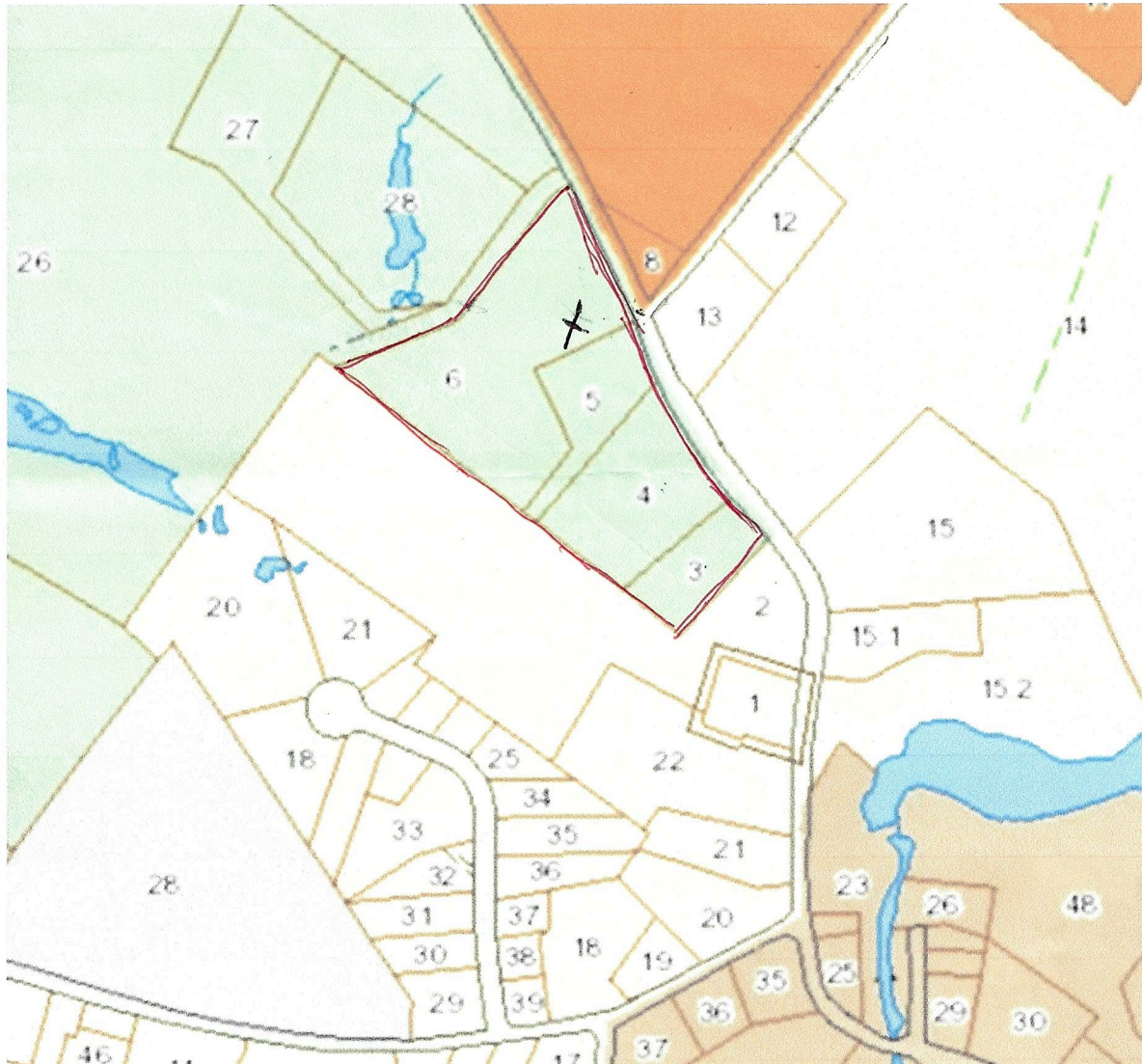
To the Town of Belmont, New Hampshire

79 Church St 1.1 acres 237-003-000-000,

85 Church St - 2.46 acres 237-004-000-000,

482 Hurricane Rd - 1.35 acres 237-005-000-000,

474 Hurricane Rd - 4.88 acres 237-006-000-000.



Current Zoning

- ☒ – Zoning Map
- ☒ + Zoning Dimensions
- ☒ – Zoning
- Commercial
- Industrial
- Rural
- Residential Multi-Family
- Residential Single-Family
- Village

**PETITION FOR AMENDMENT TO THE TOWN OF BELMONT
ZONING ORDINANCE
TO BE PLACED ON THE
2022 BELMONT TOWN MEETING WARRANT**

(Note: All Zoning Amendments appear on the Official Ballot and are voted upon the second Tuesday in March)

TO THE BOARD OF SELECTMEN OF THE TOWN OF BELMONT, NEW HAMPSHIRE, the undersigned, being 25 or more registered voters of the Town, hereby petition pursuant to RSA 675:4 that the following warrant article to amend Article 3 of the Town's Zoning Ordinance be submitted to the voters of the Town at the annual meeting to be held in March 2022:

Are you in favor of the adoption of Amendment No. __ as proposed by petition for the Town Zoning Ordinance as follows: Amend the Zoning Map of the Town of Belmont referenced in Zoning Article 3.B to change the zoning of Tax Lots 237-003-000-000, 237-004-000-000, 237-005-000-000 and 237-006-000-000 from "Rural" to "Residential Single-Family"?

Name (Print Clearly)	Signature	Legal (Voting) Address	Phone # (optional)
Maggie Twombly	<i>Maggie Twombly</i>	482 Hurricane Rd	603-387-0661
TEED Twombly	<i>Teed Twombly</i>	482 Hurricane Rd	
Brian Twombly	<i>Brian Twombly</i>	195 Wildflower Blue	
Karen Appleby	<i>Karen Appleby</i>		603-344-0097
Dennis Grimes	<i>Dennis Grimes</i>		603-867-8310
Scott Firth	<i>Scott Firth</i>	76 Gilman	603-387-4885
Tracey Secula	<i>Tracey Secula</i>	76 Gilman	603-630-3215
DONNA Shepard	<i>Donna Y Shepard</i>		603-528-2629
LOUIS SHEPARD	<i>Louis Shepard</i>		603-528-2629

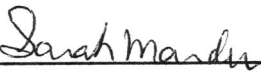
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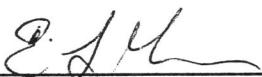
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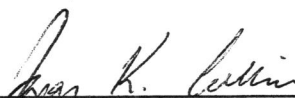
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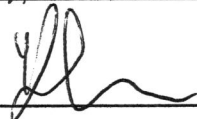
Name (Print Clearly)	Signature	Legal (Voting) Address	Phone # (optional)
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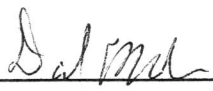
Sarah Marden		438 Hurricane Rd	
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CHRISTOPHER MATTO		433 HURRICANE RD.	
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Erin Matto		433 Hurricane Rd	
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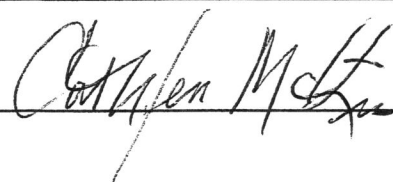
Jason Collins		79 Church St.	
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Kevin Carboneau		60 Church St.	
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David Marden		184 Seavey Rd.	
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Linda Nielsen		184 Seavey Rd. Belmont	
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Robert McKim		4 Railroad Ave Belm	
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Cathleen McKim		4 Railroad Ave Belmont	
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Are you in favor of the adoption of Amendment No. __ as proposed by petition for the Town Zoning Ordinance as follows: Amend the Zoning Map of the Town of Belmont referenced in Zoning Article 3.B to change the zoning of Tax Lots 237-003-000-000, 237-004-000-000, 237-005-000-000 and 237-006-000-000 from "Rural" to "Residential Single-Family"?

Name (Print Clearly)	Signature	Legal (Voting) Address	Phone # (optional)
Kirkman Cassavagh JR	<i>Kirkman Cassavagh JR</i>	752-B Union Rd. Belmont NH	
Bob Mulley	<i>Bob Mulley</i>	96 Church St 948-7658 Belmont NH	
Robert Irwin	<i>Robert Irwin</i>	94 Fox Hill Rd Belmont	
Thomas C Manning	<i>Thomas C Manning</i>	100 Fox Hill Rd Belmont NH	
Susan Goodwin	<i>Susan Goodwin</i>	69 Fox Hill Rd Belmont, NH	
Betsy Grimes	<i>Betsy Grimes</i>	21 Gilman Shore Rd Belmont	
Ernie Soper	<i>Ernie Soper</i>	47 Fox Hill Rd Belmont	
DALE R HEAUME	<i>Dale Rheume</i>	2 Fox Hill Rd, Belmont	603-724-0979
Kathryn J. Rheume	<i>Kathryn J. Rheume</i>	2 Fox Hill Rd, Belmont	603-724-0979
Kathryn J. Rheume	<i>Kathryn J. Rheume</i>		

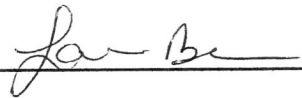
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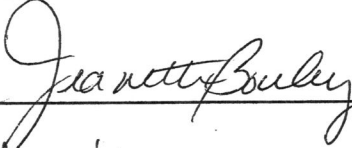
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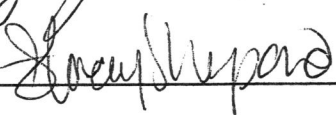
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Name (Print Clearly)	Signature	Legal (Voting) Address	Phone # (optional)
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Larissa Belbin		169 Durrell Htn Belmont, NH	
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Michael McCarty		33 GLENRIDGE RD BELMONT NH	
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Jeanette Bouley		33 Glenridge Rd Belmont, NH 03220	
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Stacey Shepard		37 Glenridge Rd Belmont NH 03220	
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Name (Print Clearly)	Signature	Legal (Voting) Address	Phone # (optional)
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Tracy Bouley	<i>Tracy Bouley</i>	85 Church St Belmont, Nt	
ALAN COVENEY	<i>Alan Covey</i>	85 CHURCH ST	603.387.8883

Create Private Road Standards

Amend Section 9.E.9 of the Subdivision Regulations. Create road standards for private roads to provide a consistently constructed, safe road for the creation of and access to a set number of lots. Amend the numbering in the Table of Contents, add column to Exhibit 3B, insert new detail as Exhibit 5, and renumber remaining exhibits.

Underlined/~~Crossed out Text~~ to be added/changed – renumber remaining items as necessary

Table of Contents:

Add new Exhibit 5, renumber remaining exhibits

TABLE OF CONTENTS (Continued)

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Exhibit 4c	Typical Curbed Section
Exhibit 4d	Details
Exhibit 5	<u>Typical Private Road Section (9b)</u>
Exhibit 5 <u>6</u>	Subdivision Process
Exhibit 6 <u>7</u>	Stockade Fence Detail

Section 9: Minimum Design Requirements

Add language that references the new design standards in Exhibit 3B and new Exhibit 5 depicting the newly-created Private Road Standards. Renumber remaining sections (b-d becomes c-e).

9. Minimum Design Requirements

- a. New roads intended to be dedicated for public purposes and private roads that serve more than two (2) lots shall be designed to conform to the minimum standards established in Exhibit 3 and as shown on the attached Typical Roadway Cross Section (Exhibit 4). The roadway designs are based on average daily traffic volumes (ADT).
- b. New private roads serving no more than 2 lots, including the original lot, shall be designed to conform to the minimum standards established in Exhibit 3 and as shown on the attached Typical Private Road Section (9b) (Exhibit 5).
- ~~bc.~~ ADT should be determined by the manual entitled Institute of Transportation Engineers - Trip Generation. This may be supplemented by actual traffic data compiled for local roadway networks, applicable to the proposed project.
- ~~ed.~~ Where streets have the potential for extension through to other lands or other potential street networks, appropriate increases in the traffic volume estimates may be required at the discretion of the Planning Board. The Planning Board shall have the right and authority to increase design standards in such cases and in other cases where it is deemed appropriate.

- de. For streets serving commercial/industrial areas, the Planning Board may require more restrictive requirements than shown.

Exhibit 3B

Add column for Private Road Design Standards and add clarification of 9a. and 9b. to table.

Exhibit 3B
MINIMUM ROAD DESIGN STANDARDS
TABLE 1

TRAFFIC LOAD	<u>(9a)</u> ADT 0-50	<u>(9a)</u> ADT 50-250	<u>(9a)</u> ADT 250-400	<u>(9a)</u> ADT 400-750 (or greater)	<u>(9b)</u> Private Road
Design Speed	20	20	30	35	<u>20</u>
Centerline Curve Radius	120	150	250	425	<u>120</u>
Roadway Width (a)	20'	22'	22'	24'	<u>14'</u>
Shoulder Width (each side) (b)	2'	3'	4'	8'-10'	<u>2'</u>
Vertical Curve Crest: Sag:K Values (min)	15' 24'	15' 24'	30' 40'	50' 50'	<u>15'</u> <u>24'</u>
Sight Distance	REFER TO BELMONT DRIVEWAY REGULATIONS				
Sight Distance @ Road Intersections	REFER TO BELMONT DRIVEWAY REGULATIONS				
Profile Grade Minimum: Maximum:	0.5% 8%	0.5% 8%	0.5% 8%	0.5% 7%	<u>0.5%</u> <u>8%</u>
Minimum Platform & Road Intersections	2%-50'	2%-75'	2%-100'	2%-100'	<u>2%-50'</u>
Minimum Pavement Radius @ Road Intersections	30'	30'	35'	40'	<u>30'</u>
Bank Run Base Course Depth	12"	12"	12"	16"	<u>8"</u>
Crushed Gravel Course Depth	6"	6"	6"	8"	<u>4"</u>

Exhibit 5

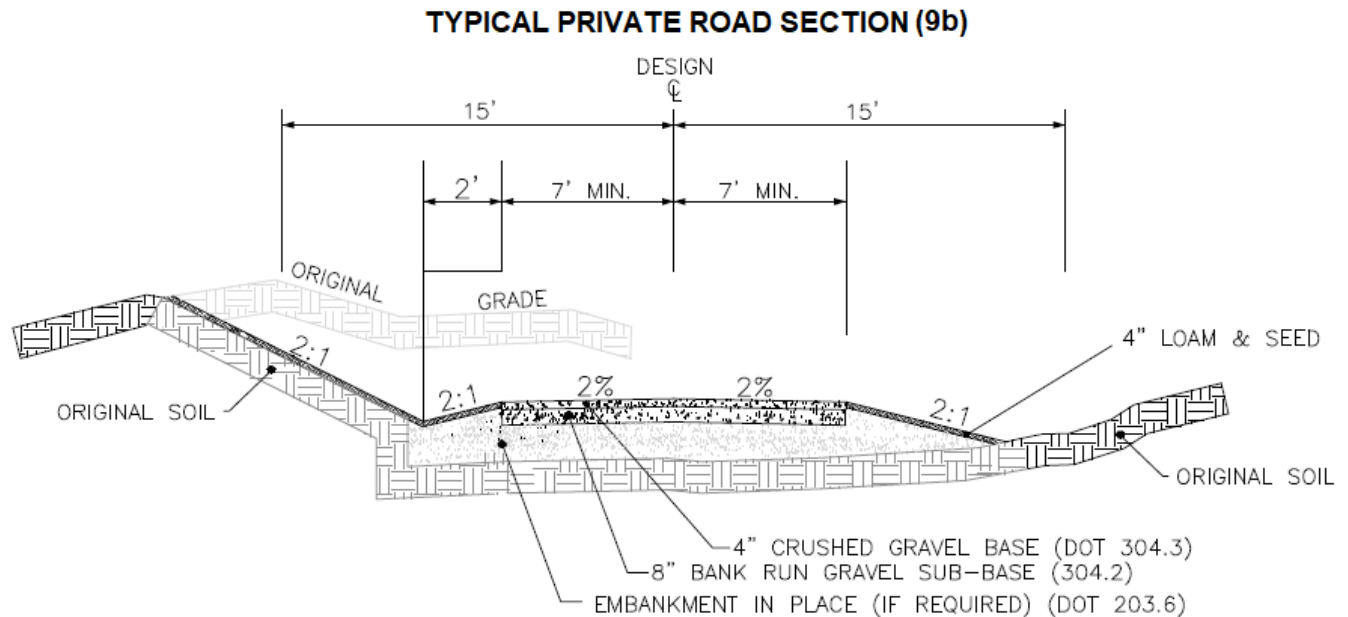
Add NEW Exhibit 5 depicting a Typical Private Road Section (9b). Renumber remaining exhibits.

Old Exhibit 5 becomes Exhibit 6

Old Exhibit 6-a becomes Exhibit 7-a

Old Exhibit 6-b becomes Exhibit 7-b

(No additional TOC or reference edits were required)



NOTES:

1. BOTTOM OF 8" GRAVEL SUB-BASE IS TO BE 2' ABOVE THE ESTIMATED HIGH WATER TABLE.
2. EMBANKMENT-IN-PLACE, IF REQUIRED TO MEET SEPARATION TO ESHWT, IS TO BE FREE-DRAINING MATERIAL. UNSUITABLE MATERIALS SHALL BE REPLACED WITH SAND (DOT 304.1), ROCK, GRAVEL, OR A COMBINATION THEREOF.
3. IF DRIVEWAY GRADE IS GREATER THAN 6%, VERY COARSE CRUSHED STONE (DOT 304.6) SHALL BE PLACED IN DITCHLINE.
4. CROWN OF CROSS-CULVERTS SHALL BE A MINIMUM OF 24" BELOW FINISH GRADE AT CENTERLINE.
5. PAVEMENT IS OPTIONAL.
6. IF LEFT UNPAVED, A 10' PAVED APRON, AS REQUIRED BY THE DRIVEWAY REGULATIONS, SHALL BE PROVIDED AT THE INTERSECTION WITH THE TOWN HIGHWAY.
7. A TURN-AROUND SUITABLE TO THE BELMONT FIRE DEPARTMENT SHALL BE CONSTRUCTED.
8. IN ACCORDANCE WITH 9b., A PRIVATE ROAD BUILT TO THESE REDUCED STANDARDS SHALL SERVE NO MORE THAN TWO LOTS.