



Belmont Land Use Office

The Belmont Planning Board will hold a public hearing commencing at 6pm on Monday, January 24, 2022 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 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.

Belmont Subdivision & Site Plan Regulations:

2. Amend Section 4.A of the Subdivision Regulations and Section 4.A of the Site Plan Regulations. Allow Staff to waive the ARC submission requirement in specific cases – extension requests and submissions with no material changes from previous applications that have been before the ARC.
3. Amend Section 4.A of the Subdivision Regulations and 4.A of the Site Plan Regulations. Add a reference to RSA 91A:2II. RSA 91A:2II allows for public hearing notices to be published on the Town's website as an alternative to posting in the newspaper.

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

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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 three (3) 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 three (3) 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).**
- ~~b~~c. 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.
- ~~d~~e. 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

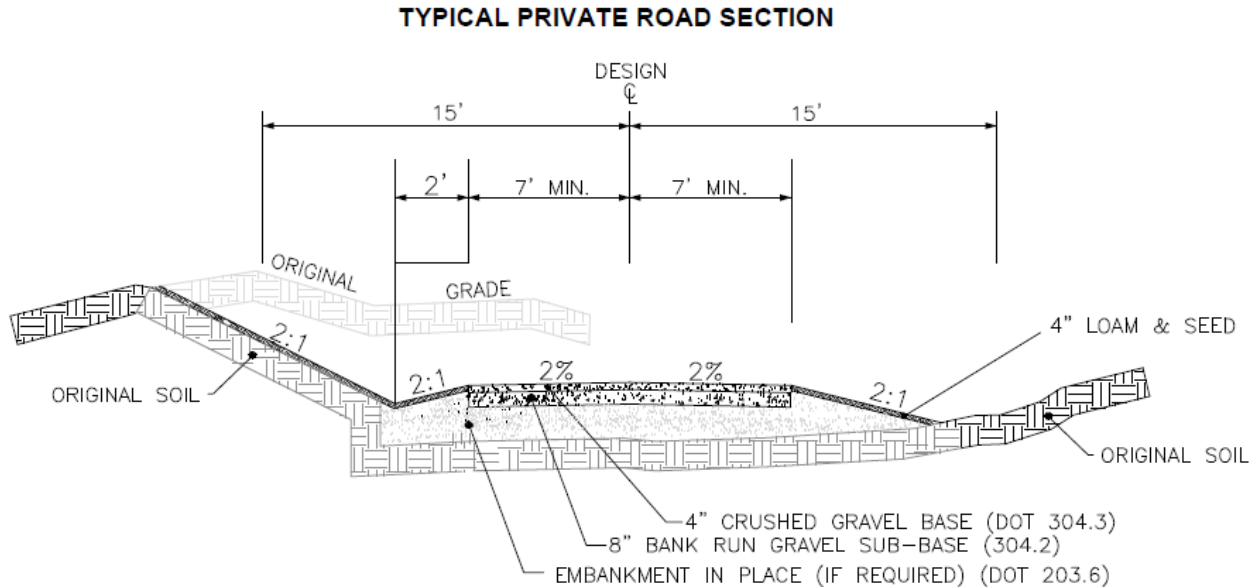
Add NEW Exhibit 5 depicting a Typical Private Road Section (9b). Renumber remaining exhibits.

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 COURSE 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 THREE (3) LOTS.

Waive ARC Submission Requirement in Specific Situations

Amend Section 4.A of the Subdivision Regulations and Section 4.A of the Site Plan Regulations. Allow Staff to waive the ARC submission requirement in specific cases – extension requests and submissions with no material changes from previous applications that have been before the ARC. For example: New applications for previously-expired approvals where nothing has changed.

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

SECTION 4. APPLICATION REVIEW PROCESS

A. Procedure

To assist in the application process, the Board shall appoint an Application Review Committee (ARC) comprised of the following members (or their delegates): Town Administrator, Public Works Director, Building Official, Fire Chief, Police Chief, Land Use Technician, Town Planner, and such other officials or agencies as may be deemed appropriate by the Board or the Town Planner for a particular application. The Town Planner, who shall act as chairperson, shall develop a written process for the efficient operation of the ARC and establish a meeting schedule for the ARC which shall meet at least monthly unless no applications have been submitted. Meetings of the ARC shall be noticed and records maintained in accordance with RSA 91-A:2,II.

Prior to the formal submission of an application, request for amendment or approval extension, the owner or applicant (so designated in writing by the owner), shall first meet with the ARC who will assist the applicant to produce a technically complete application, conforming to the applicable regulations. The intent of this review is to assist the applicant and the Planning Board for an efficient and effective review by the Board reducing unnecessary costs and delays in the application process. **In some cases, Staff, acting through the Town Planner, may waive the ARC submission requirement. These instances will specifically be limited to extension requests and submissions that have no material changes from applications that have previously gone before the ARC by the same applicant. Department Heads will still be noticed and the submission requirement will only be waived if all Department Heads are in agreement.**

The applicant may then make formal submission of the application, with all supporting data, plans, fees and any written request(s) for waiver to the Town Planner who will determine if the application complies with the minimum application submission requirements of these regulations. Information on applications to be placed on the Board's agenda shall be distributed to the ARC members who shall submit their written comments to the Planning Board on the completeness and compliance of such applications.

Amend Noticing Requirements

Amend Section 4.A of the Subdivision Regulations and 4.A of the Site Plan Regulations. Add a reference to RSA 91A:2II. RSA 91A:2II allows for public hearing notices to be published on the Town's website as an alternative to posting in the newspaper. Publishing notices in the newspaper has become very costly, especially with the Zoom language. RSA 91A:2II would allow us to post the notice in the Land Use Office/Library/Town Clerks Office and website as our "2 appropriate places". The Land Use Office already published the notices on the website, so it would be no additional effort, but a significant cost savings. An excerpt from RSA 91A:2II is included below.

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When a layout is placed on the Board's agenda for consideration, and prior to acceptance as a Completed Application, Notice of Submission shall be made in accordance with NH RSA 676:4-I(d)&(e) and these regulations. In addition to the Notice of Submission, and prior to the Board taking action to approve or deny any application, a Public Hearing shall be held in accordance with RSA 676:4,I(e) and notice shall be given in accordance with RSA 676:4,I(d), **91A:2II**, and these regulations to provide an opportunity for public testimony relative to the consequences of the proposal. Notice of Submission and Notice of Public Hearing may be given in one notice.

91-A:2 Meetings Open to Public. –

- I. ...Except in an emergency or when there is a meeting of a legislative committee, a notice of the time and place of each such meeting, including a nonpublic session, shall be posted in 2 appropriate places one of which may be the public body's Internet website, if such exists, or shall be printed in a newspaper of general circulation in the city or town at least 24 hours, excluding Sundays and legal holidays, prior to such meetings.