



PLANNING BOARD BELMONT, NH

PLANNING BOARD

Monday, April 25, 2016
Belmont Corner Meeting House
Belmont, New Hampshire

Members Present: Chairman Peter Harris; Ward Peterson, Claude Patten, Jon Pike Ex-Officio,
Michael LeClair, Steven Paquin and Rick Segalini Jr.

Staff: Candace Daigle and Elaine Murphy.

The chairman opened the meeting at 6 p.m.

OTHER BUSINESS:

BOARD'S ACTION-MINUTES:

MOTION: On a motion by C. Patten, seconded by W. Peterson, it was voted to approve the minutes of the March 28, 2016 meeting as submitted. (7-0)

STAFF REPORT:

BESTWAY DISPOSAL SERVICES TAX LOT 235-047:

C. Daigle explained that Bestway's original stormwater management plan for the pond included a rip rap ditch to the pavement and the stormwater pipe under the pavement. They have since done a boundary line adjustment and want to move it back 10'. They want to remove the pipe and continue the rip rap around the bend of the existing pavement. R. Segalini stated that it will increase the treatment of the swale and slow the water down. It will increase the effectiveness of the stormwater management.

MOTION: M. LeClair moved that this is a minor change pending DES approval.

The motion was seconded by R. Segalini and carried. (7-0)

TRI-TOWN PROJECT:

C. Daigle explained that Mr. Rigrod from DES and LRPC are talking about reviewing tri-town projects and want to gauge Belmont's willingness to participate. They are interested in reviewing and updating landuse regulations and zoning ordinances. C. Daigle informed them that Belmont's regulations and ordinances were updated in the last project but they would be willing to participate

on the project although Belmont was hoping to begin the watershed project. Staff will be working on the aquifer and watershed projects this year.

ACCESSORY DWELLING UNITS:

C. Daigle explained that the State has passed a bill allowing a second accessory dwelling unit on every residential lot. Apartments would be a minimum of 750sf and can be occupied by anyone. The units must be attached. C. Daigle stated that Belmont has allowed accessory apartments for 10 years. They are incidental to the main house and do not exceed 25% of the total living area. Belmont receives about three applications a year for accessory apartments and will keep the State's law in mind while reviewing those applications. They will review the zoning ordinance to see if any adjustments need to be made. Belmont exceeds their required fair share of affordable housing but as some other communities do not, there is a continuing need.

J. Pike stated that Belmont is on the cutting edge of planning. He stated that small towns have a need for housing but don't have the necessary utilities available. It is better to have accessory apartments instead of a large number of multi-family buildings. The 2006 ordinance allowing accessory apartments in Belmont hasn't changed the face of Belmont. C. Daigle stated that accessory apartments require a permit, have to meet the ordinance and have a 911# for second unit.

The Board also discussed the trend for tiny houses and what regulations and codes regulate them. S. Paquin, Building Official, stated that ICC is working on developing specific codes for them. Until the new codes are developed they will have to meet the standards under the existing codes.

ADJOURNMENT:

MOTION: On a motion by C. Patten, seconded by S. Paquin, it was voted unanimously to adjourn at 6:41p.m. (7-0)

Respectfully submitted,

Elaine M. Murphy
Administrative Assistant