# PLANNING BOARD MINUTES

**TOWN OF BELMONT, NH**
MONDAY, December 22, 2025 6:00 P.M.
Belmont Mill 4th Floor Tioga Room
14 Mill Street & Zoom

**Present:** Chairman Peter Harris, Vice Chairman Ward Peterson, Gary Grant, Mike LeClair & Rick Pickwick.
**Absent:** Selectman's Rep Jon Pike. Richard Pickwick, Kevin Sturgeon & Susan Irving (Alternate)
**Staff:** Karen Santoro, Town Planner

Chairman Harris opened the meeting at 6:0 pm and welcomed those in attendance. He announced that any party experiencing any difficulty in accessing the meeting through Zoom at any point, should call 603-267-8300 x 101, and the meeting will be recessed until access can be restored for all parties.

**Second Public Hearing for 2026 Zoning Amendments**
Chairman Harris opened the public hearing.

**Manufactured Housing**
Any structure, transportable in one or more sections, which, in its traveling mode, is 8 body feet or more in width and 40 body feet or more in length, or when erected on site, is 320 square feet or more, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to required utilities, which include plumbing, heating and electrical heating systems contained herein. Manufactured housing as defined in this Ordinance shall not include presite built housing as defined in RSA 674:31-a.

Manufactured Housing units brought into the Town of Belmont must bear the construction standard certification seal of the U.S. Department of Housing and Urban Development (H.U.D.); and the unit's date of manufacture shall not be before January 1, 1985, unless the unit owner can show, by certification of the U.S. Department of Housing and Urban Development (H.U.D.), that the unit otherwise complies with all the regulations promulgated by U.S. Department of Housing and Urban Development (H.U.D.) as of January 1, 1985. Manufactured housing units may not be used for any purpose other than a properly permitted dwelling unit.

**MOTION:** W. Peterson moved to send Article 1 (Manufactured Housing) to the ballot.
Second: G. Grant
Vote: All in favor, motion carried. (5/0)

**Article 5 – Table 1 Table of Permitted Uses**

ARTICLE 5. - TABLE 1 Zoning District Regulations Table of Permitted Uses

| | C | I | RM | RS | R | V |
|---|---|---|---|---|---|---|
| Manufactured Housing-Dwelling (Outside of approved park or approved subdivision) | N | N | P | P | P | P |

**MOTION:** W. Peterson moved to send Article 2 (Table of Permitted Uses- Manufactured Housing – Dwelling outside of approved park or subdivision) to the ballot.

Second: G. Grant
Vote: All in favor, motion carried. (5/0)

**Article 15: Definitions**

Commercial Solar: Any ground mounted or roof mounted solar collection system designed for other than on-site individual residential use and consisting of one or more free standing, ground or roof mounted solar arrays or modules, or solar related equipment. Solar collection system may be for onsite usage or for distribution to the grid.

Residential Solar: Any ground mounted or roof mounted solar collection system designed for on-site residential use, and consisting of one or more freestanding, ground or roof mounted, solar arrays or modules, or solar related equipment. A ground-mounted residential solar system must not be over 16 feet in height at any point.

Agricultural Solar: Any ground mounted or roof mounted solar collection system designed to primarily reduce on-site consumption of utility power or fuel that is less than four acres of solar land coverage provided the existing agricultural use is preserved at the time of installation.

Roof Mount: – A solar collection system that is structurally mounted to the roof of a building or other permitted structure, including limited accessory equipment associated with system which may be ground mounted. For purposes of calculating solar land coverage under the solar definitions in this section, roof mounted portions shall not be included if the system is made up of both roof and ground mounted systems.

Ground Mount: – A solar collection system and associated mounting hardware that is affixed to or placed upon the ground, including but not limited to, fixed, passive or active tracking racking systems. Ground-mounted residential solar systems are defined as structures that must meet all applicable permitting and zoning requirements. Ground-mounted solar collection systems shall be considered as part of the maximum allowed lot coverage.

**MOTION:** W. Peterson moved to send Article 3 (Solar Definitions) to the ballot.
Second: R. Pickwick
Vote: All in favor, motion carried. (5/0)

**Article 4M: Solar System Requirements**

1. A fixed ground-mounted Residential Solar system shall not exceed 15 feet in height at any point. A tracking ground-mounted Residential Solar system shall not exceed 20 feet in height at any point. All ground mounted systems located in the front yard shall be reasonably screened from abutting residential properties/roads.
2. Roof mounted solar collection systems shall be exempt from building height limitations.
3. Solar Collections Systems shall be installed so as not to create a glare hazard on roadways or excessive glare to abutting properties.
4. Noise generated by Solar Collection Systems shall comply with the Town of Belmont Noise Ordinance limits.

**MOTION:** G. Grant moved to send Article 4 (Solar System Requirements) to the ballot.
Second: R. PIckwick
Vote: All in favor, motion carried. (5/0)

Amend/approve meeting minutes of November 24, 2025

**MOTION:** M. LeClair moved to approve the minutes of November 24, 2025, as written.
Second: W. Peterson
Vote: Motion carried. (4/0/1) R. Pickwick abstained.

Lot Merger – 201-066-000-000 & 201-067-000-000

**MOTION:** M. LeClair moved to approve a lot merger between lots 201-067-000-000&201-066-000-000.
Second: G. Grant
Vote: All in favor, motion carried. (5/0)

STAFF REPORT
K. Santoro stated that there were no petition articles for Zoning.

ADJOURNMENT
**MOTION:** On a motion made by M. LeClair, seconded by W. Peterson, it was voted unanimously to adjourn at 6:12 pm.

Respectfully Submitted

Susan M. Austin, Land Use Assistant