

Belmont, NH Design Charrette



John P. [Signature]



PLAN NH

Visioning for Sustainable Communities

A Foundation for Shaping the Built Environment

June 4 & 5, 2010

Belmont Charrette Acknowledgements

Sincere Thanks go out to those individuals who donated their professional and personal time to make this charrette a success. Also, many thanks to the citizens and town officials who shared their thoughts and knowledge with us.



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Heritage Commission

Laconia Savings Bank has continually invested time, energy and commitment to Belmont over many years. Their generous contribution was matched by Town funds reserved for revitalization, heritage and development. Additional support and services were provided from Belmont Rotary, Heritage and Conservation Commissions and the Belmont Middle School, part of the Shaker School District .

Plan NH Visits Belmont, NH

June 4 & 5, 2010

Who is Plan NH?

Plan NH is a professional association for those working in the *built environment*. The organization includes architects, planners, engineers, bankers, construction managers, historic preservationists, and others who concern themselves with buildings and communities. It was established to create a forum for bringing together these different professional groups and as a catalyst for spurring interest in community development. Part of **Plan NH's** mission is to make a positive contribution to New Hampshire communities. One way in which **Plan NH** is doing this is through the offer of free design assistance to communities with demonstrated needs.

So what is a Design Charrette, anyway?

Simply stated, a Design Charrette is a brainstorming session where lots of ideas are brought forth by both professional designers and local citizens, in an attempt to resolve a problem of local interest. Because of the compressed time frame, the conclusions reached are usually conceptual. They discuss how different plan elements should relate to each other, as opposed to the details of how a particular building would actually be constructed.



At their best, Charrettes blend the broad experience of design professionals with local citizen's knowledge of their community to produce a plan of action that deals with a particular issue of concern to that community. The Charrette provides an overall framework within which final solutions can be developed. It sets a tone and gives a direction against which future decisions may be measured.

How did the Plan NH Charrette come to Belmont?



In February of 2010, the Town of Belmont submitted a proposal to **Plan NH** for design assistance. Of the Six proposals submitted, Belmont was one of communities selected for a Charrette.

Plan NH is interested in providing design assistance to communities that seem ready to move forward with a project, where there appears to be the organizational expertise and where there is the ability to move forward with recommendations that surface in the course of the weekend event. **Plan NH** is looking for community problems that may



have transferability to other communities.



The Charrette Process & Executive Summary

Local residents are the experts on the community — what makes sense, what history has brought forth, what will pass at the local board meetings — the design team relies on resident input and knowledge to develop viable suggestions and proposals.

Belmont Town Officials and community residents gathered with the Plan NH Charrette team on a Sunny Friday afternoon in June of 2010 to discuss the details of the task in front of us. Design professionals on the team included architects, planners, civil engineers, cost estimators, and Real Estate professionals. The critical piece that the Charrette Team lacked, which only the local residents could offer, was the knowledge of the Town of Belmont.

With that in mind, the team and residents began formulating the future of a new village center for Belmont.

Discussions began with an overview of wants and needs that will become the basis of the charrette analysis. Events need to be created to bring more people into the village. Such events include farmers market, flea markets, Old Home Days, create walking and biking trails along the river, to the town owned forest and along route 140 to Tilton. Other measures to change the downtown is to add green space, move the bandstand, reconstruct old Kimball Bridge so that overflow parking can be created on the west side of the river. Expand the Food For Thought Café in the mill for more and different uses. Parks and Recreation department needs a new building. The police department needs a new station. There are space



deficiencies at the town hall. The library has plans for a new addition.

After the completion of the master plan in 2002, a section of Route 106 has been determined to qualify as a National Historical District. It is not presently on the registry. The library is on the National Registry.

The Conservation Commission want to expand open land. They have already purchased some property, mostly along the river. They all would like to see a riverwalk starting at the new location of the bandstand..

Near the old B&M railroad, is land owned by a local resident who presently does not want to sell. This property will help with needed parking in the village area.

The existing Belmont mill facility, which was the subject of the first Plan NH charrette back in 1996, currently house community services including Belknap Family Health Center, Belmont Early Learning Center, Belmont Senior Center, Lakes Region Community College Culinary Arts department, and classrooms, and a student-run “Food For Thought Café”. The building and land in front of the mill is privately owned. The Belmont Veterans Memorial Park and is next to the Mill. The Tioga River runs behind the mill. On the north side of mill is the Belmont Freight Depot near the RR tracks. The bandstand is 100 years old and next to the memorial park. Plans to move the bandstand 20’ on a new foundation have been made to allow for the library expansion and use most of the current green space. There has been discussion to take down the abandoned bank building to the south of the library.

The town office building is only usable on the first floor. The second floor needs structural work to utilize the space. Accessibility to meet current codes is also an issue.



Upgrades to exterior lighting, including coach style lanterns with conservation conscious LED fixtures, have been approved for federal funding at Sargent Park. Sargent Park has a skate park, and has become an older kids hangout.

A playground was constructed in summer of 2010 for younger kids that will hopefully attract parents with younger children to the park. In 2009, an eagle scout project built a shelter that is used for different events. Parking expansion is sorely needed with the planned expanded use of the park.

During race weekends, a tremendous amount of traffic on Routes 106 and 140. Bike week usually only impacts Route 106.

The old police station could be transformed into the new Recreation Department. The new police station could be built near the fire department, closer to Route 106.

In 1993 the Gale School was determined to be eligible for the National Register of Historical Places. It is one of Belmont’s most architecturally significant buildings. A committee has been established to look at options for the building. A private developer is being sought to move the building to create an adaptive reuse in the village center.

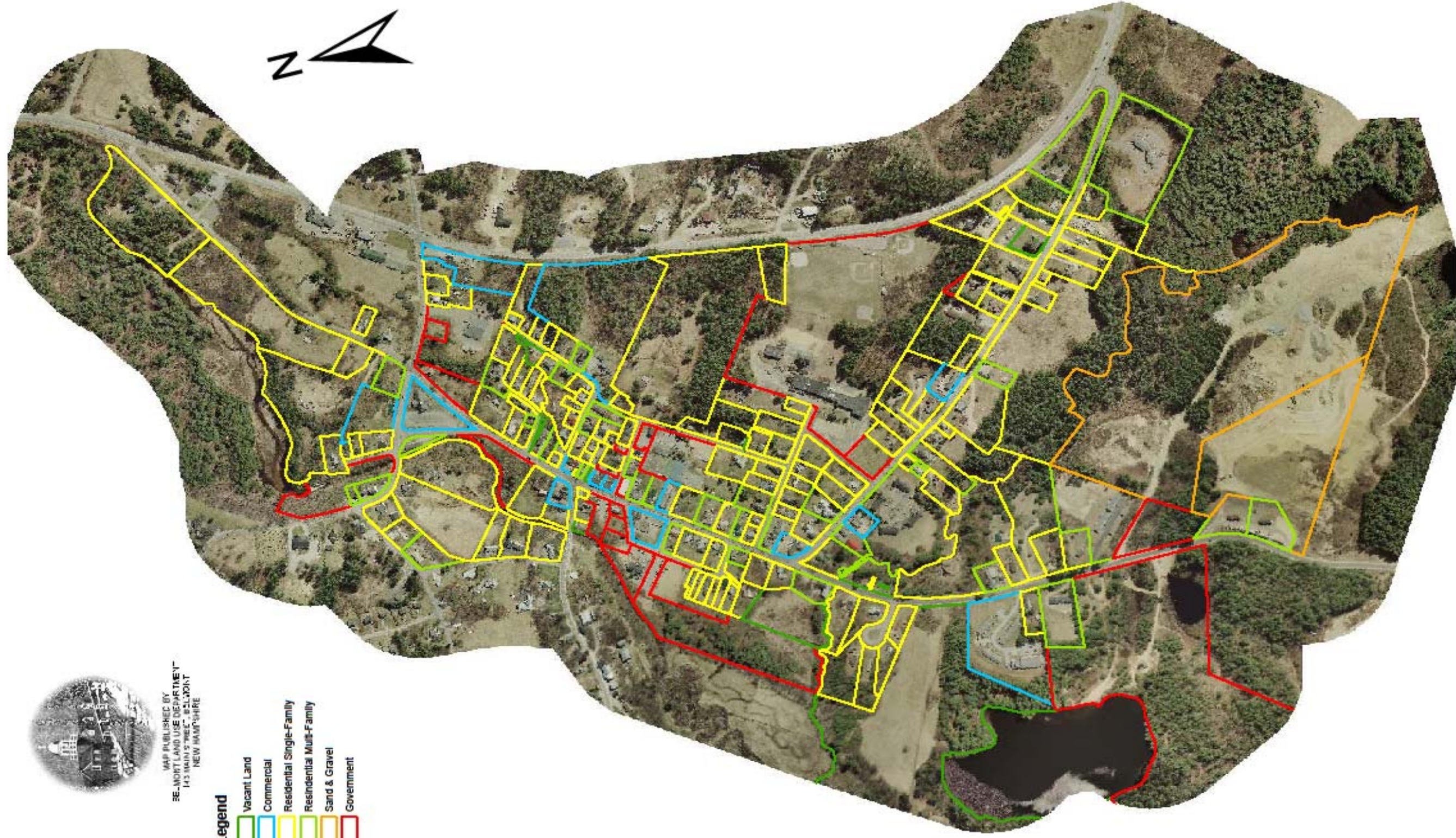
A remnant of the old Penstock in the vicinity of the old dam, still exists. The peninsula of the dam would be a nice gathering area for a picnic area and a walkway.



MAP PUBLISHED BY
SE-NORTH LAND USE DEPARTMENT
143 MAIN STREET, BELMONT
NEW HAMPSHIRE

Legend

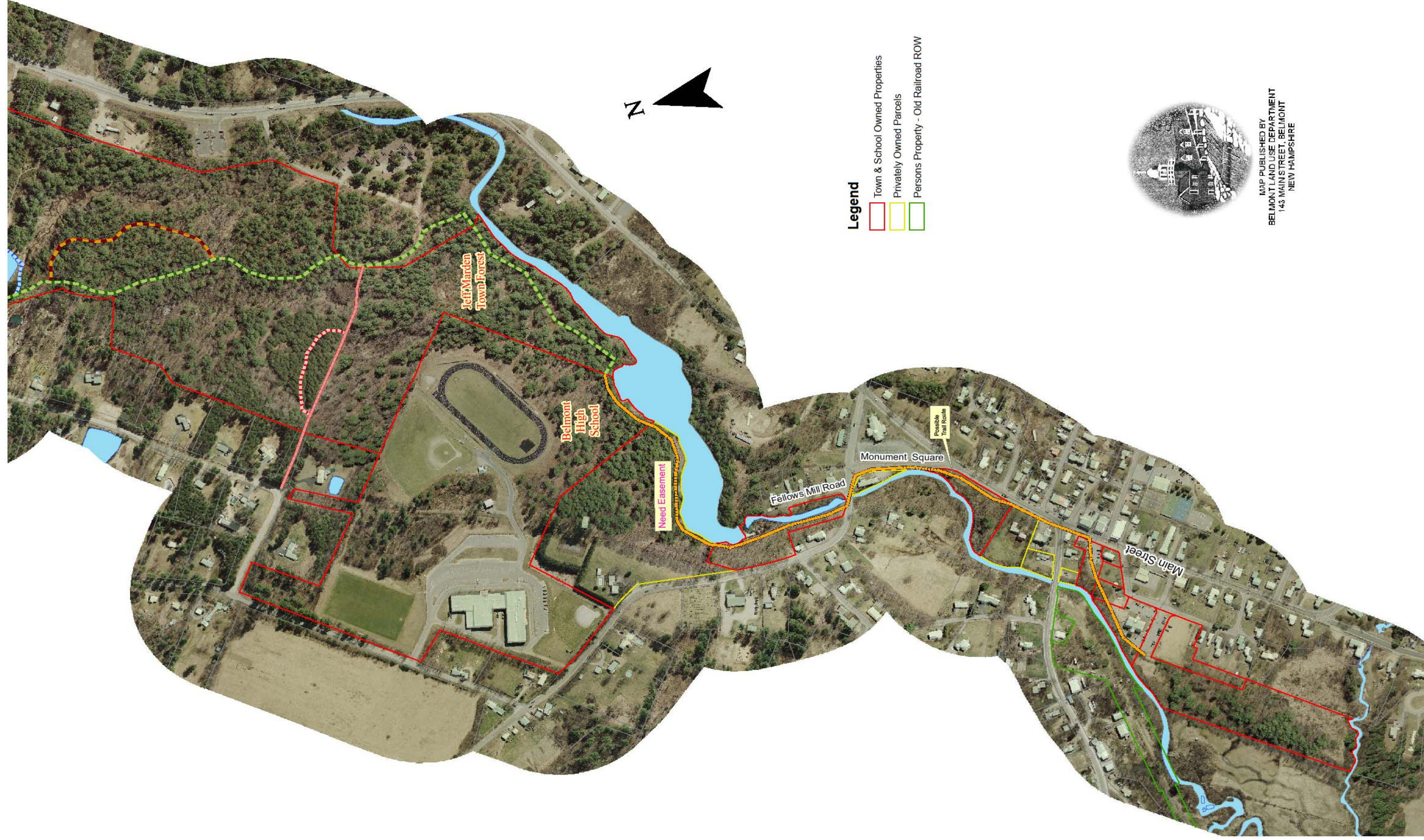
- Vacant Land
- Commercial
- Residential Single-Family
- Residential Multi-Family
- Sand & Gravel
- Government



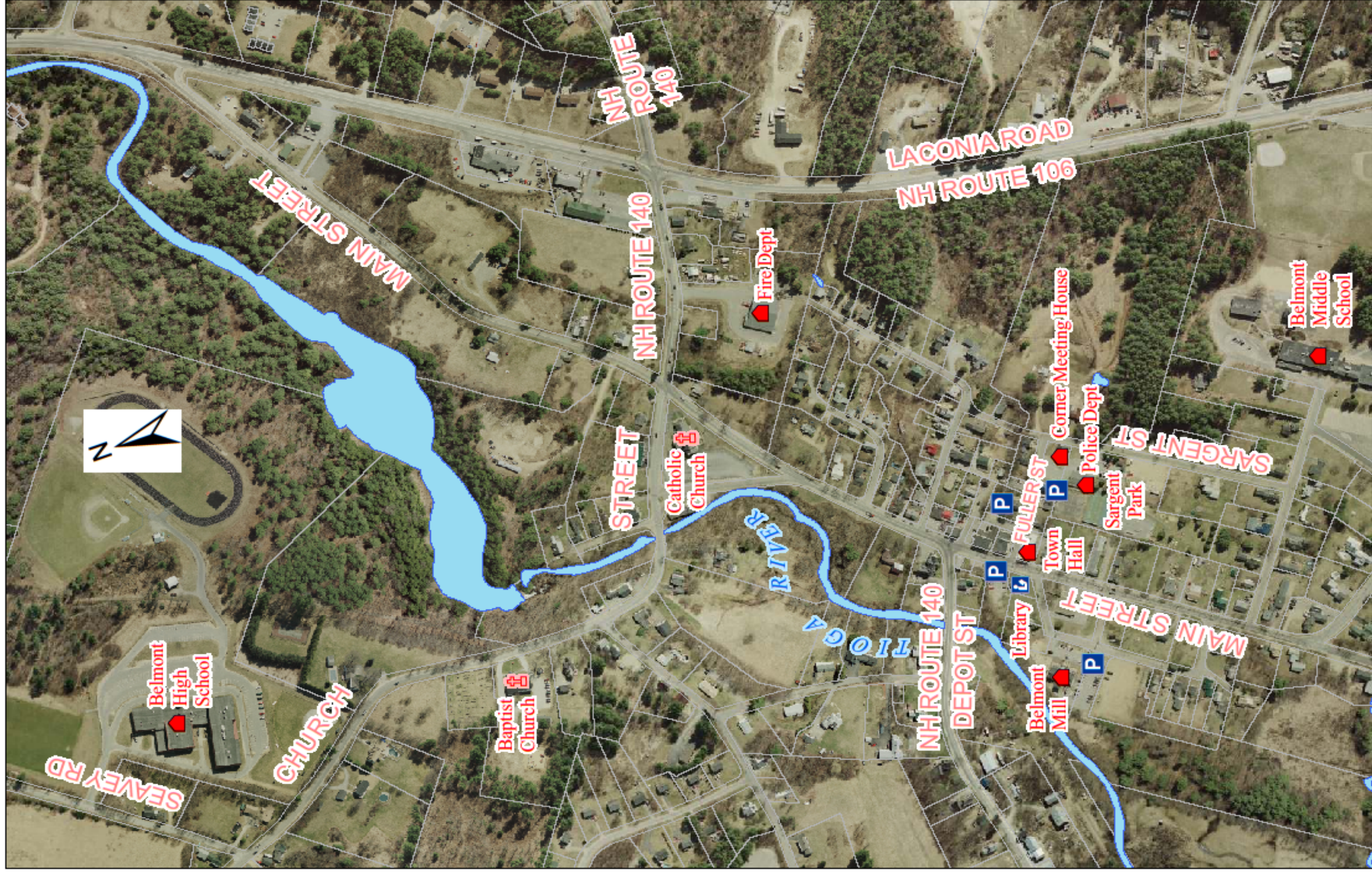
500 250 0 500 Feet

Photo Date: April 2007

Belmont Village Revitalization Area

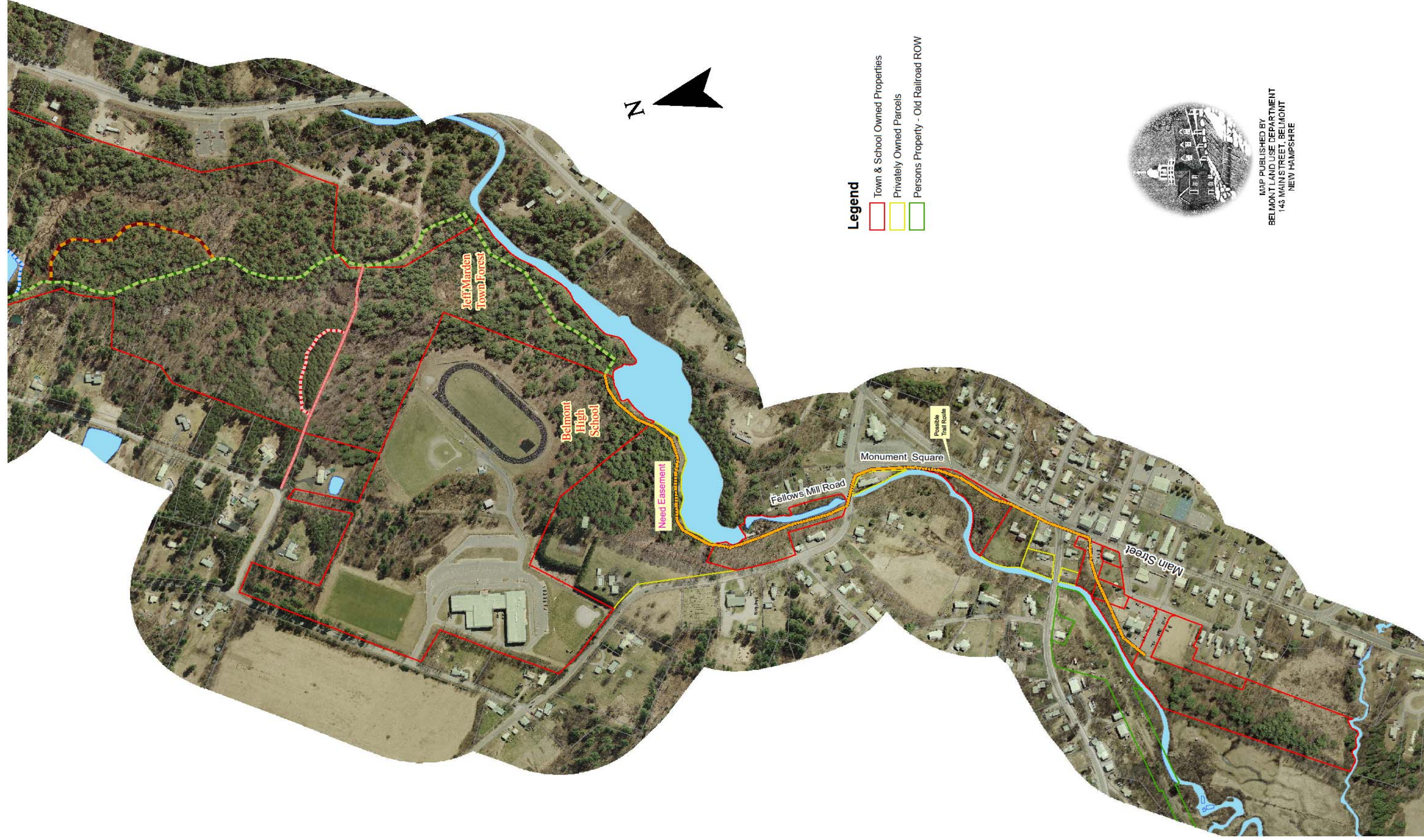


Belmont Village Revitalization Area



Belmont Village

300 150 0 300 Feet
Photo Date: April 2007



Belmont Village Revitalization Area





Belmont's Proposal

"Growth is inevitable and desirable, but destruction of community character is not. The question is not whether your part of the world is going to change. The question is how." -- Edward T. McMahon, The Conservation Fund

Fourteen years ago, Plan NH volunteers started the charrette program with a charrette in Belmont. The exercise focused on whether the Belmont Mill, ravaged by neglect and a massive 1992 fire, could be adapted for public reuse—or if the demolition already underway, should continue.

The effort proved an engaging epiphany, and in August 1998, the 1833 Mill was proudly rededicated. Journalist and local native Roger Amsden, termed it “The Miracle on Mill Street,” and a NH Division of Historical Resources official said, “Belmont had regained the heart and soul of its town”. Today’s mill in the historical village, stands as proof of the possibilities when visionary planning and community consensus are combined.

Although measurable progress has been made with the mill and the evolution of Belmont Village, another charrette, in 2010, providing assistance, developing a cohesive town village plan, would offer important traction. Revisiting and building on the 1996 charrette, with the professional and collaborative perspective of Plan NH, could provide:

- Updating, with the mill’s adaptive reuse as a focal point
- Integration of new ideas, including a Tioga River Walk, Mill adjacent outdoor pavilion for community events, and ideas for maximizing village green spaces such as Sargent Park and Penstock Park
- Consideration of special local landmarks including the 100 year old Bandstand and public library
- Recommendation of any appropriate design, signage, zoning for the village, as well as funding opportunities to move forward

The 2001-2002 Master Plan, noted for a broad spectrum of citizen participation through a very active committee of 41 volunteers,

considered the village and its mixed use, one of eight priorities for Belmont’s future, fundamentally based on a commitment to “...the protection of its unique natural resources, history and recreational opportunities...”

Belmont residents have consistently placed the preservation of its rural nature alongside the need for economic development. Despite proximity to Route 93-Tilton-Exit 20 major retail offerings, that kind of growth and development has bypassed the town. Opportunities such as Metrocast is Belmont based, offering strong technological/bandwidth linkage. Belmont village intersects with Shaker Road that leads to the nationally significant Canterbury Shaker Village, with thousands of annual visitors.

Belmont’s “Factory Village District” remains a pedestrian-friendly neighborhood bordered by the Tioga River, with residences, schools, government, senior center, health care, a Lakes Region Community College facility with education and a café, a library, recreational spaces and activities, excellent internet access, major crop-producing farms, considerable land and building holdings by Town in center, strong interest in campus-based municipal services, and most of all : **POTENTIAL**

Belmont is a crossroads town; contrasted by Tilton’s exit 20 and the City of Laconia, with growing development impact on Route 106 vis-a-vis the NH Motor Speedway in Loudon and The Lodge in Belmont, one of the sites in consideration for expanded gaming activities.

If a comprehensive plan and a go-forward strategy is not developed, the future of Belmont will remain a “drive-by”, bedroom community with unrealized opportunities for minimally invasive development and synergy to nearby recreational/historic/tourist destinations including Canterbury Shaker Village and Lake Winnepesaukee.

The jewel of an historic village is as precious as the access afforded to Concord, the Lakes Region and North Country venues. Planning will help Belmont residence better and newly

define options to update the town’s “brand”, community confidence, and provide longer term opportunities.



The Listening Sessions

During the public sessions, residents identified specific issues, and desires for Belmont's Village Center

What comes to mind when you think of Belmont, NH/

what are the issues?

- ◆ Lack of sidewalks
- ◆ Hard to find
- ◆ QUIET
- ◆ Clean
- ◆ Nice use of older buildings
- ◆ Limited parking
- ◆ Great potential
- ◆ Graffiti
- ◆ Houses in village are rundown
- ◆ Lack of youth activities
- ◆ No community center for youth activities
- ◆ Very rich but unknown history
- ◆ Pass through town
- ◆ Architectural inconsistency
- ◆ Labeled "the best town near a dam site"
- ◆ Lack of shade trees
- ◆ Little reason to go downtown
- ◆ Lack of green space for community use on Main Street
- ◆ Sargent Park is hidden, unsafe, confining, needs lighting
- ◆ Quaint Library
- ◆ Rural attitude
- ◆ Old Home days
- ◆ Award winning school system
- ◆ No public bathroom facilities for town events
- ◆ Aging population
- ◆ Good volunteer base
- ◆ Blue collar town
- ◆ Lack of cultural events
- ◆ Most properties in town are kept up with pride

What are the obstacles facing the town?

- ◆ Traffic doesn't stop
- ◆ Signage is lacking
- ◆ River needs to be cleaned out
- ◆ The Penstock needs to be cleaned out
- ◆ Neighborhood watch system needs to be established
- ◆ Police beat needs to be established
- ◆ No corporate sponsor donors in town
- ◆ Need a bank in the downtown
- ◆ Route 140 needs reconstruction
- ◆ No service industries or good restaurants, sports bar
- ◆ No opportunities for young people after college graduation

What would you do to change downtown?

- ◆ Change the bandstand location; you can't see it where it is. Cut the bushes around the bandstand if it stays in its present location
- ◆ Make the downtown a destination by implementing the following:
 - ◆ Create a river walk
 - ◆ Space for interesting shops, coffee shop, restaurants
- ◆ Buy the bank building, remove it and move the Gale House to this location
- ◆ Clean out trees and brush to open up and expose the river
- ◆ Create more housing downtown
- ◆ Lower the tax rate so owners can afford to improve their buildings
- ◆ Create incentives to the tax payer so they will improve their buildings

What is your wish list for Belmont Village?

- ◆ Basketball courts
- ◆ Recreation Center
- ◆ Playing fields
- ◆ Riverfront Café
- ◆ Professional office space
- ◆ Professional Associations based in Belmont
- ◆ Establish cost free community involvement
- ◆ Concerts in the bandstand
- ◆ Downtown antique store
- ◆ Sidewalks
- ◆ Bridge across the river
- ◆ Village to become an active spot for residence
- ◆ Establish better access to Sargent Park
- ◆ Picnic tables near the Penstock crossing
- ◆ Pout Pond area to become a state park
- ◆ Establish a flea market
- ◆ Dog park
- ◆ Indoor sports center
- ◆ Traffic lights need to be synchronized to alleviate traffic problems
- ◆ Public pool
- ◆ Bus to the seacoast
- ◆ Create historical trail with land markers and banners
- ◆ Renovate upper floors of buildings
- ◆ Additional parking for downtown
- ◆ Post office should be downtown
- ◆ Establish a business incubator
- ◆ Grocery store and a year round farmers market
- ◆ Information kiosk downtown
- ◆ Connect sidewalks
- ◆ Follow-through with library addition
- ◆ Outside movie theater
- ◆ Create gateways into the downtown from all directions

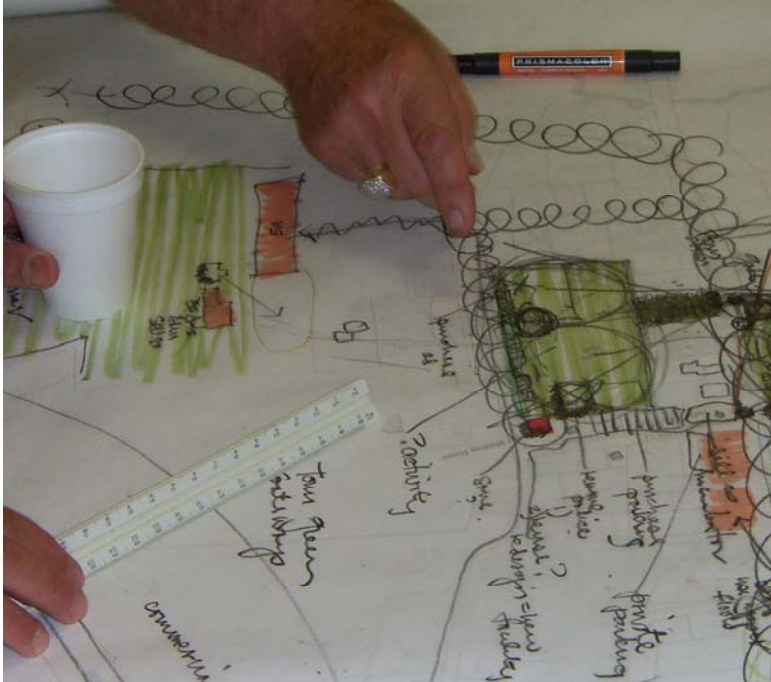


Charrette Team Proposals and Recommendations

We have heard the opinions and the input from the residents. We have walked the area and have seen the conditions with which we must deal. Now, we are prepared to present our findings and recommendations to the citizens of Belmont.

The qualities of a town green is to create it in the core of the village. This core centers around the bandstand, the library, Mill building, Veterans Memorial Park, entrance to Sargent Park, and the site of the empty bank building. Our proposal starts by moving the Gale School to the site south of the library next to a new green where the bank building is presently. The Gale School building will become the new town hall. The newly created village green opens up a visual gateway from Main Street to the Mill and the river. The bandstand is proposed to be moved to the south end of the new green near the Gale School. The new green can be used as an open amphitheater. A new pavilion is proposed south of the mill on the river to house a farmers market and other annual events. The existing town hall building could be reused as incubator office space on all levels. Tennis courts are taken from Sargent Park and moved south of the new pavilion along the river. Gateways into town, then to different areas once in the village will be very important for connectivity and "way finding". Streetscape improvements include sidewalks with connectivity to all points and beyond, street lighting and plantings and trees throughout the area. The intersection of Main and Depot Streets needs to be widened with another lane and new signalization. A new bridge over the river to connect the north and south sides will allow connectivity to satellite parking as well as open up the river to connect to a new riverwalk, a new Penstock park and ultimately connect to the WOW Trail System. A new community center is proposed for Sargent Park. The park will create real "Social Capital" with the many activities available (See pages 15-19)

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elements, they are visual connections as well. Case in point, From the new location of the Gale School Looking east will be a new walkable connection into Sargent Park. Continuing from the park will be a visual and walkable connection to the middle school. (see pages 22,23)

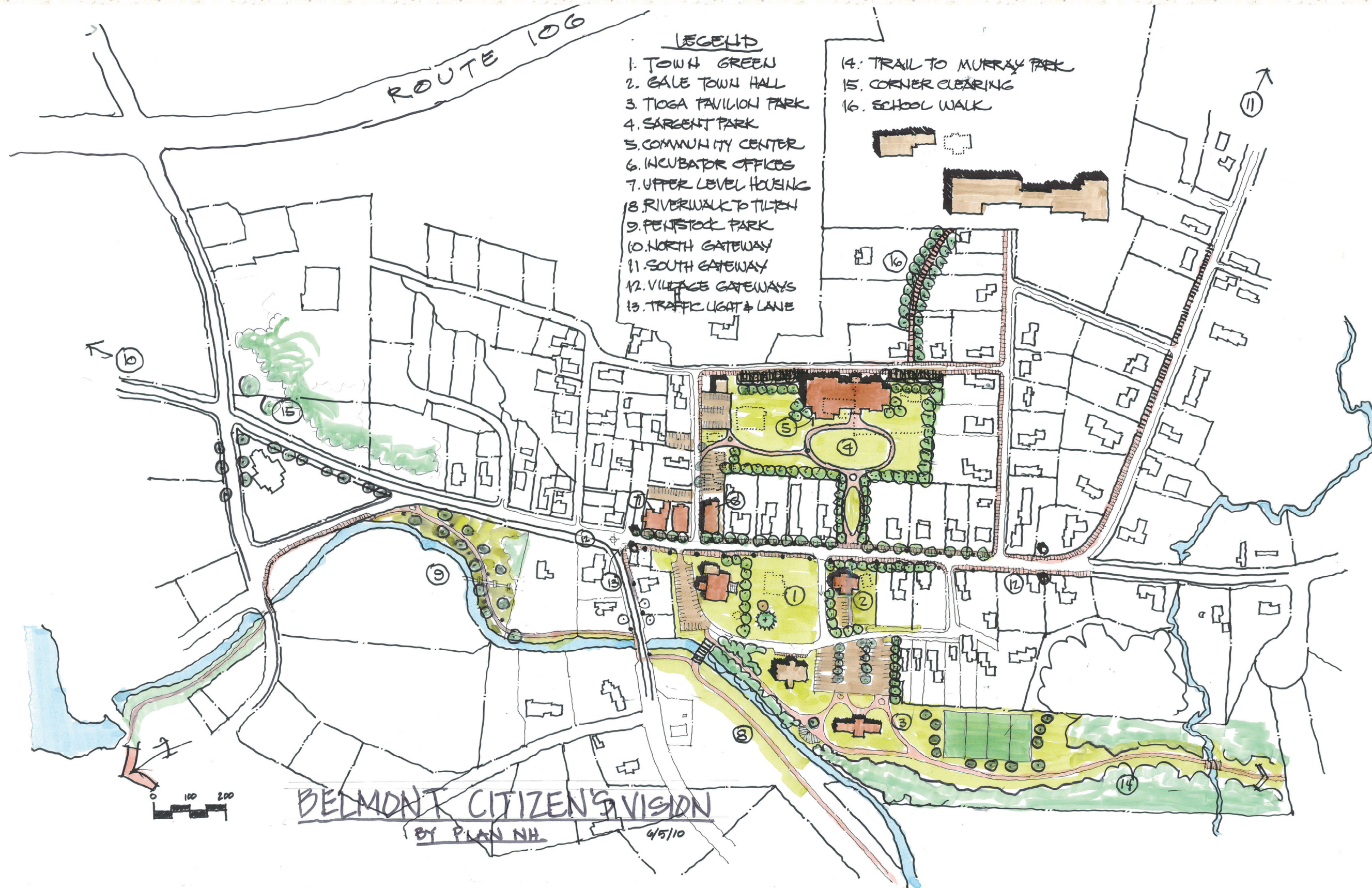
Big Picture:

The first thing to consider when thinking about how to start a downtown revitalization with the purpose in mind of creating a destination place, one has to have a catalyst. In

Gateways:

Strong gateway icons are vital to the success of bringing Belmont's Village back to life. People traveling up and down Route 106 need to see that there is life downtown. Traveling north to south, road bearing to the right has a rural style building, this is a good point to lead you into the village. Selective thinning and pruning to open up the land and show the architectural character. Add a stone wall element with signage with the town seal. This will collectively define the entry into the village area. Gateways are not just physical

this case, the catalyst is the installation of attractive and functional and connecting sidewalks. Sidewalks promote easy access to downtown and promote walkability within the downtown. Second, you install all of the new lighting. Remembering to demolish outdated and obsolete buildings, open up space for commercial opportunities, as well as creating green space for benches and visibility to the bandstand that is used for concerts....again, creating Social Capital. The installation of new lighting creates a welcoming and safe inviting atmosphere. Decorative lighting allows an opportunity to make use of banners for holidays and corporate sponsorship opportunities. Once this is accomplished, then commercial endeavors will begin to blossom, such as interesting shops, café opportunities, and restaurants, as well as enjoying the trails and seating at the rivers edge. Entrepreneurs see a promise of created Social Capital. Newly created professional office Space will be a beacon for professionals who will gravitate to the downtown, increasing the daytime people traffic that will look for downtown shopping and leisure activity. A well lit and walkable downtown with connectability of visual gateways, makes comfortable and safe access to and from the downtown, river, and parks. Social Capital is promoted during non-business hours to contribute to a vital, populated and economically rich destination.



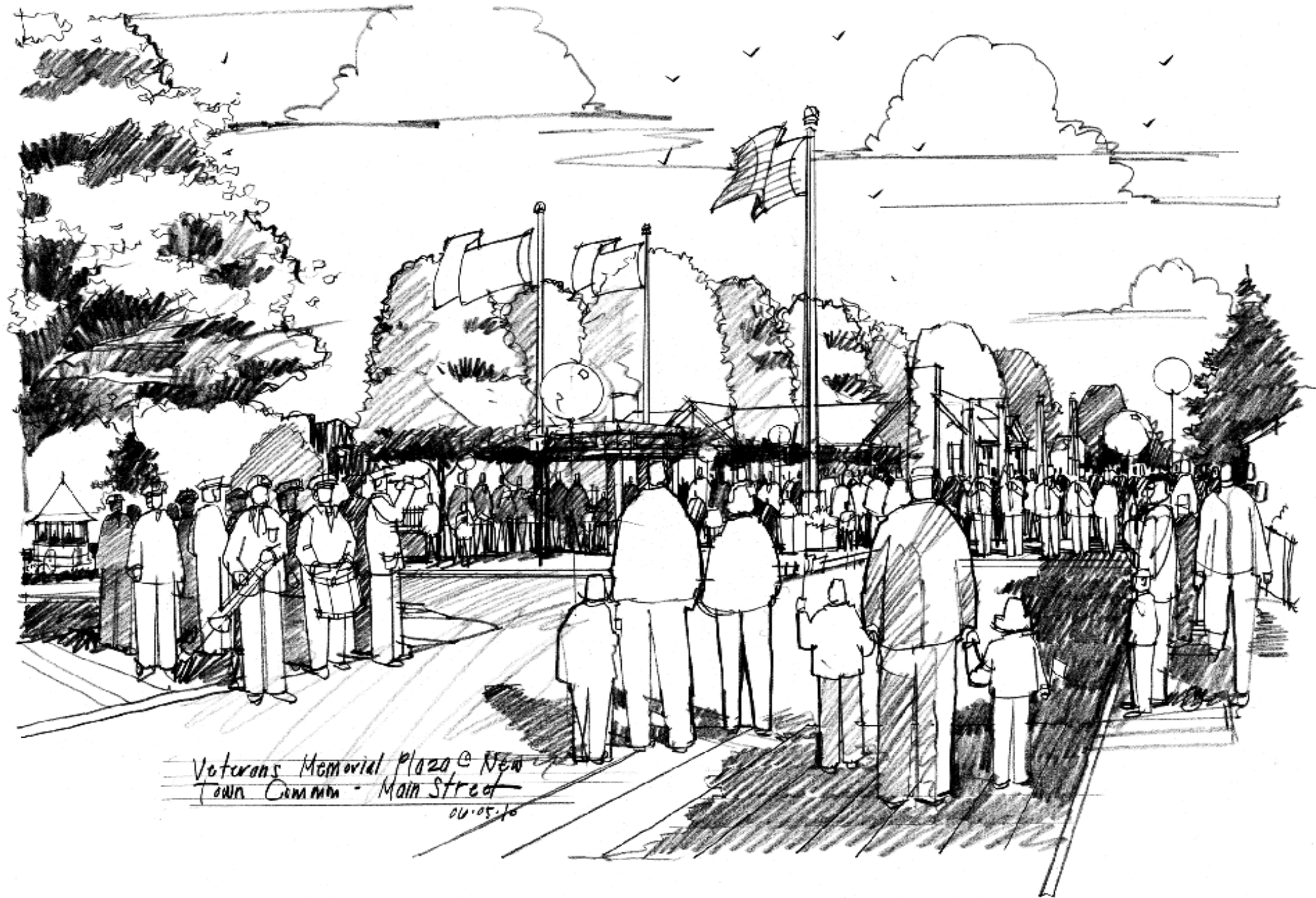
- LEGEND**
- 1. TOWN GREEN
 - 2. GALE TOWN HALL
 - 3. TIoga PAVILION PARK
 - 4. SARGENT PARK
 - 5. COMMUNITY CENTER
 - 6. INCUBATOR OFFICES
 - 7. UPPER LEVEL HOUSING
 - 8. RIVERWALK TO TILGH
 - 9. PENKSTOCK PARK
 - 10. NORTH GATEWAY
 - 11. SOUTH GATEWAY
 - 12. VILLAGE GATEWAYS
 - 13. TRAFFIC LIGHT & LANE
 - 14. TRAIL TO MURRAY PARK
 - 15. CORNER CLEARING
 - 16. SCHOOL WALK

BELMONT CITIZEN'S VISION
 BY PLAN NH 4/5/10





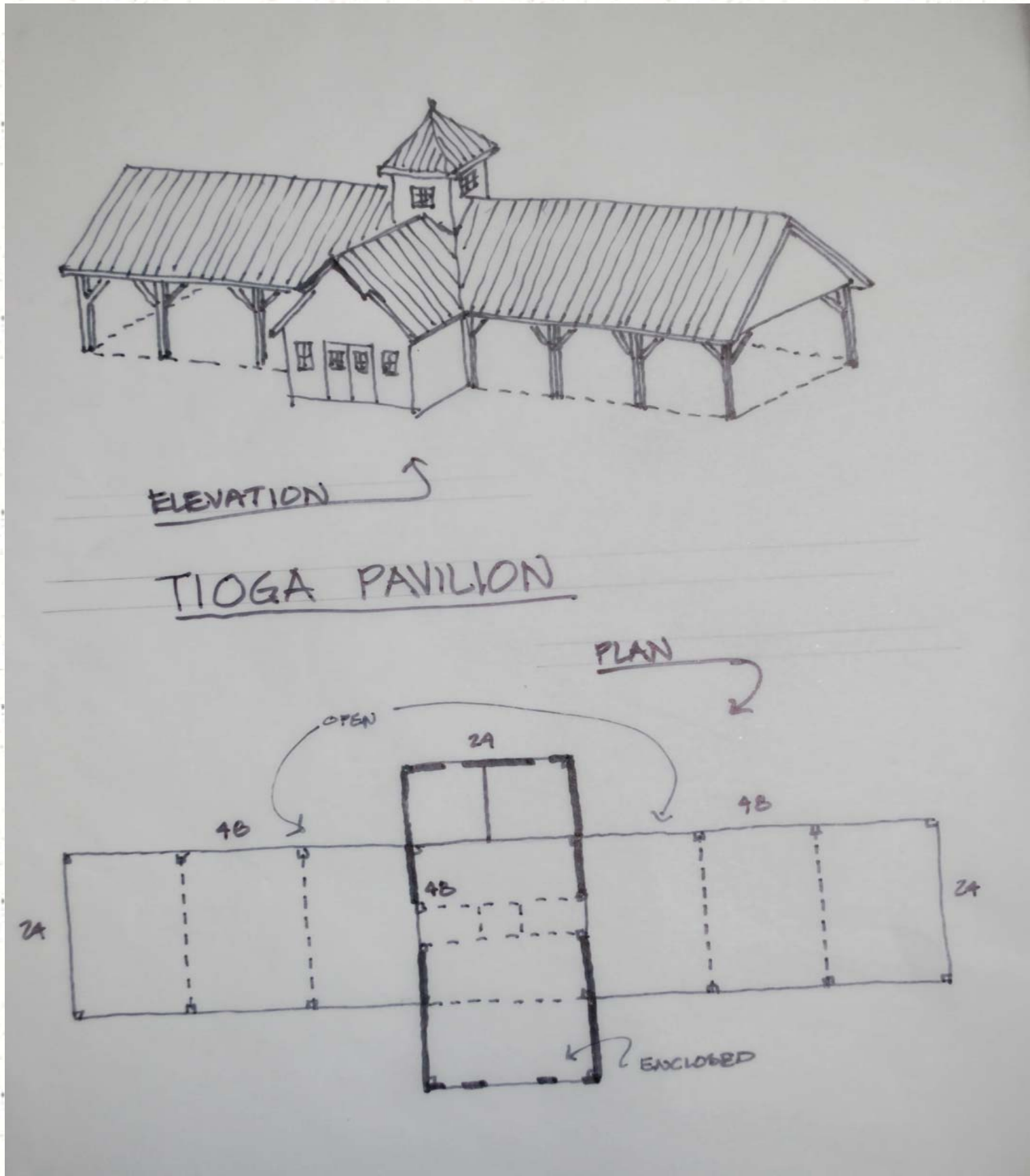
[Signature]
BERARD MARTEL
ARCHITECTURE INC.



Veterans Memorial Plaza @ New
Town Comm - Main Street
06.05.16



John J. McGee
BERNARD MATTHEW
ARCHITECTURE INC.



Charrette Team Proposals and Recommendations, Cont.

Sargent Park

Sargent Park needs to be made more attractive and pleasant. We have proposed to put a new 17,000SF Community Center in the park, including an indoor basketball court and recreation department offices. Move the skateboard park and ball courts so you can have separation of older kids and young children. The horseshoe pits should be placed along the fence to the west with a sitting area for older people, separated from the noise of the kids. A BBQ should also be added in the sitting area. There isn't enough room for a pool but a fountain spray can be installed for the kids to play under it. (See Pages 24-26)

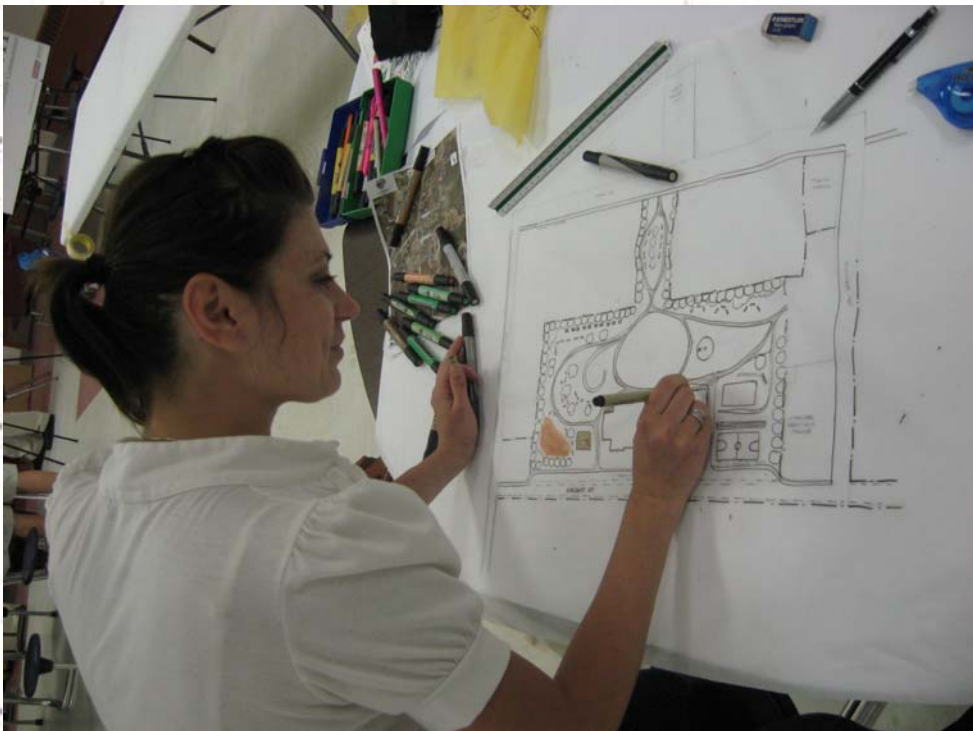
The new Community Center

Surrounding properties should be purchased around Sargent Park in order to realize the expansion design that has been created. This would include building the new Community Center. And creating adequate parking to accommodate the additional activities that are planned for the park area. The community center becomes a focal icon connecting the park to Main Street. The community center would have meeting rooms, a venue for arts and crafts, a multi-purpose room, a stage, basketball court, and locker rooms. The shed roof over the gym provides an area for Solar panels (photovoltaic). (see pages 26-28)

Tioga Pavilion

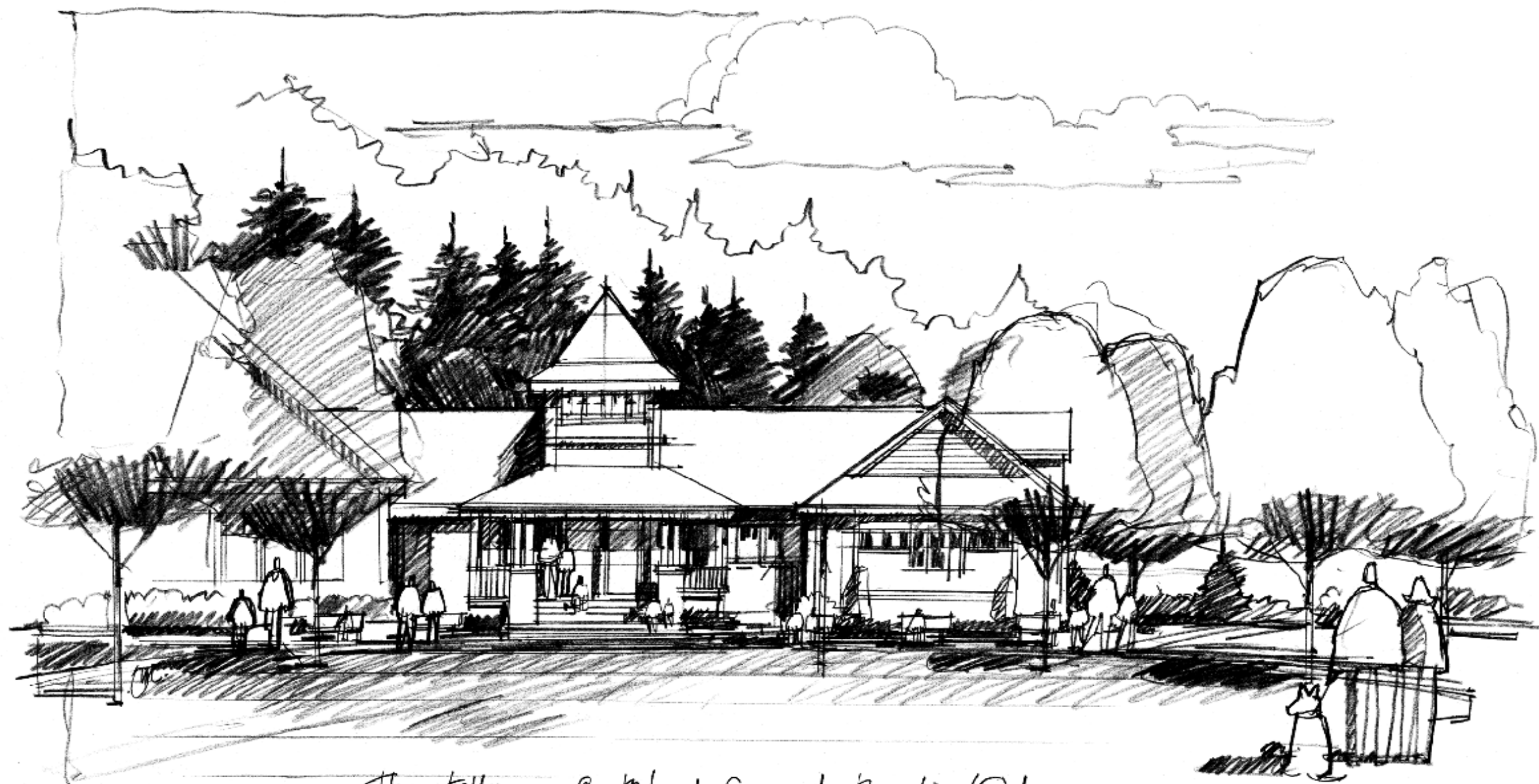
To the south of the mill, behind the new location of the Gale House, a covered, open pavilion is proposed. The enclosed center area would house bathroom facilities and storage. The open wings can be used for multiple uses such as a farmers market, craft shows, or town festivals. (see Page 20)









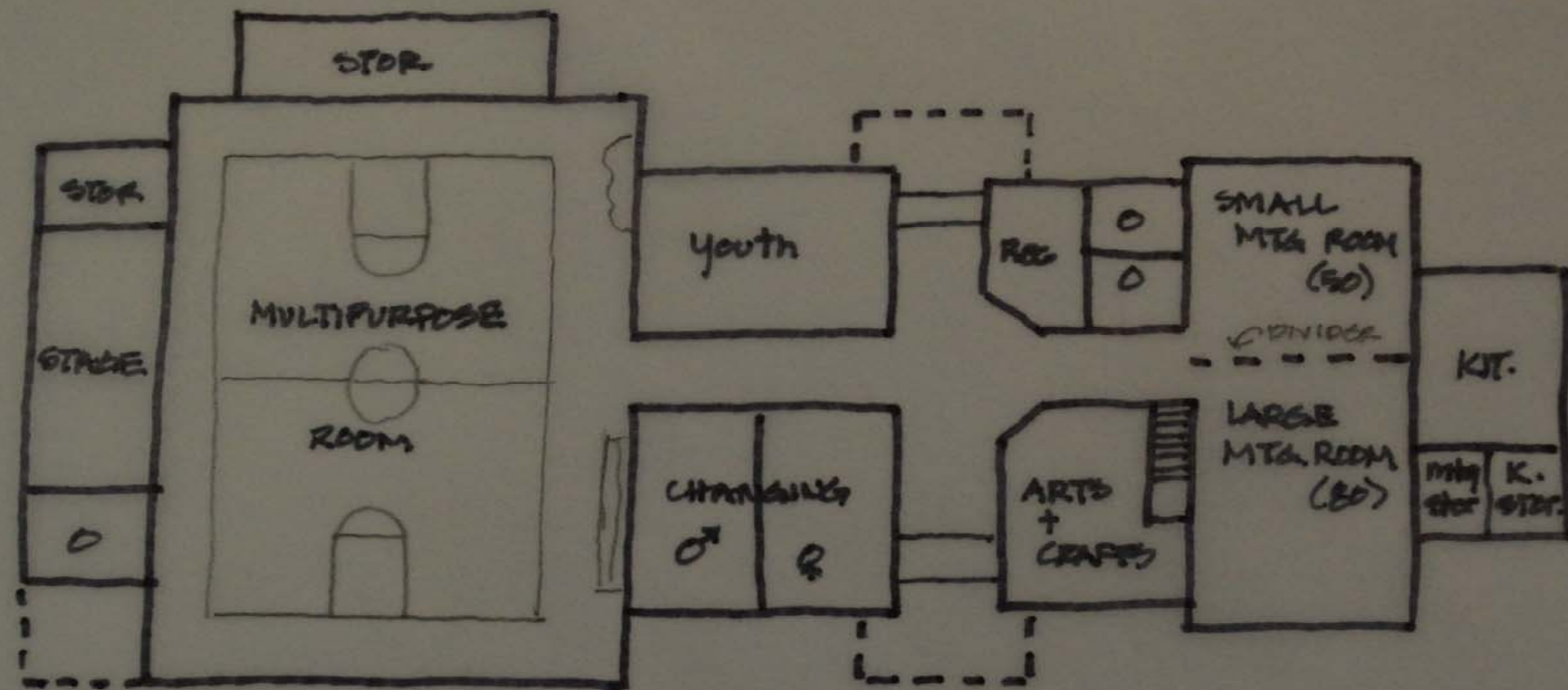


The Ellipse © Belmont Community Recreation/Center
in Sargent Park.





SARGENT PARK COMMUNITY CENTER



SARGENT PARK COMMUNITY CENTER





Conclusions, Funding, Next Steps

Conclusions & Next Steps

The Belmont Charrette provided a process through which stakeholders, both public and private, might become aware of many possibilities for improving their Town Village. From this exercise, stakeholders should emerge with an understanding of the factors that influence or impede economic prosperity in their town, and they will be better positioned to grow their investment within the context of an overall vision for the area.

A charrette is intended to be a creative stimulus – a brainstorming event – which yields both practical design and redevelopment ideas. Stakeholders, including the Town officials, should take the most reasonable elements of this charrette and devise a comprehensive strategy for improving the Belmont Village Center.

A long-range development strategy should be established. Because stakeholders will have different investment time-tables, it will be advisable to identify projects that can be implemented in stages, over time. When various sectors of the market become advantageous for development, certain elements of the Town Center Committee Plan should be ready to launch.

Listed elsewhere in this report are traditional and non-traditional funding resources; in addition, there are strategies to offset portions of the public development phase, such as establishing a TIF (tax incremental financing) district. For the private sector, the Community Revitalization Tax Incentive may be useful. It should be understood that all of the suggested funding sources may or may not be available at

any given time. The funding criteria changes from time to time. Also, in these economically challenging times, grant and other funding source applications are highly competitive.

Recommendations for immediate next steps:

- ◆ Update and add members to the Village Revitalization Committee, using the list of stakeholders who attended the charrette, as well as, property owners that will be affected and/or impacted by future development projects. The goal will be to keep momentum going by establishing regular meeting dates, with benchmarks for accomplishments outlined.
- ◆ Develop a good action plan with a list of priorities, both public and private, for the Village and surrounding neighborhood improvements. Use the recommendations in this report as a starting point.
- ◆ The private sector will want to work in tandem with public improvements, so the prioritized action plan will be a valuable planning tool.
- ◆ Proactive and strategic communications, and regular press coverage will build credibility and help sustain momentum; it may serve to attract additional investment as well as volunteers.

Tools for Implementation

There is a wealth of sources of funding and expertise to explore. When applying for grants and foundation monies, many of the funders require plans or a detailed program to be in place as an assurance that projects will be completed to qualify for funds.

Expertise:

NH office of Environment and Planning (OEP)
NH office of Travel & Tourism
Division of Economic Development (DRED)
Division of Historical Resources
NH Council on the Arts
Small Business Administration (SBA)
NH Preservation Alliance

Funding

Community Development Block Grants (CDBG)
Economic Development Administration
NH Department of Transportation (NHDOT)
Conservation License Plate Funds
Land and Community Heritage Investment Program (LCHIP)
Community Development Finance Authority (CDFA)
Tax Increment Financing (TIF)
Town Trust Funds
National Retailers

Foundations and Private Funding Sources:

Wal-Mart Good Works – www.walmartfoundation.org.

The Home Depot – Community Impact Grants, <http://corporate.homedepot.com/wps/portal/!ut/p/.cmd/cs/.ce/70A/.s/70121/s.70A/70121>

The Timberland Company – Community Involvement Program, <http://www.timberland.com/corp/index.jsp?page=communityInvolvement>

The Ford Foundation, <http://www.fordfound.org/>

PSNH – Community Giving program, http://www.psnh.com/Community/Support/corp_giving.asp

The Allstate Foundation - <http://www.allstate.com/Community/PageRender.aspx?Page=foundation.html>

The Verizon Foundation - <http://foundation.verizon.com/>

Merck Family Fund - <http://www.merckff.org/index.html>

The Madeline G. von Weber Trust - Funds projects in community development, neighborhood development, human services and the performing arts. Contact: Madeline G. von Weber Trust, c/o James d. Dow, 95 Market St., Manchester, NH 03101.

New England Grassroots Environment Fund - <http://www.grassrootsfund.org/>

Transportation Enhancement Act Program - Project categories include: facilities for bicyclists and pedestrians; safety and educational activities for bicyclists and pedestrians; acquisition of scenic easements and scenic or historic sites; scenic or historic highway programs; landscaping and other scenic beautification; historic preservation; rehabilitation and operation of historic transportation buildings, structures or facilities; preservation of

abandoned railway corridors; control and removal of outdoor advertising; archaeological planning and research; environmental mitigation to address water pollution due to highways or vehicles; and establishing transportation museums.— <http://www.nh.gov/dot/municipalhighways/tecmaq/index.htm>

Waste Management Charitable Giving Program - Support for Environment, Education, and Community Impact Programs - <http://www.wm.com/WM/community/Giving.asp>

Enterprise Community Partners - <http://www.enterprisecommunity.org/>

ORTON FAMILY FOUNDATION, www.orton.org

Heart & Soul Community Planning
Submission Deadline: is in March

Open to: Communities in select New England and Rocky Mountain states. Partnership opportunity for four communities to receive funding and technical assistance on major community visioning and planning projects.

NEW HAMPSHIRE PARKS

Web: www.nhparks.state.nh.us/trbureau.html

Paul Gray, Chief, Bureau of Trails
Division of Parks and Recreation
PO Box 1856

Concord NH 03302-1856
603-271-3254; Fax 603-271-2629

E-mail: pgray@dred.state.nh.us

Bob Spoerl, Program Specialist
E-mail: bspoerl@dred.state.nh.us

Christopher Gamache, Program Specialist
(ATV)

Email: cgamache@dred.state.nh.us

Enterprise Community Partners - <http://www.enterprisecommunity.org/>

Economic Development Assistance Programs—Availability of Funds under the Public Works and Economic Development Act of 1965 <http://www.grants.gov/search/search.do;jsessionid=MzmgKnKFZWQzZXjLHTXhb5HhvJvGymY3ywwwGJXT11f8tLqzMV2!1656926990?oppld=40746&mode=VIEW>

Economic Development Assistance Programs <http://www07.grants.gov/search/search.do;jsessionid=pK1GKnNVqly9GS95GhWRJCsFFfGHzs1bgbp2p2TnPLY2QC1yypctn!-1757398871?oppld=42952&mode=VIEW>

American Heritage Preservation Grants http://www.imls.gov/applicants/grants/pdf/AHPG_2010.pdf

Economic Development Assistance Programs http://www.eda.gov/ImageCache/EDAPublic/documents/pdfdocs2008/ingle_5fapplication_5fedap_5fffo_5ffinal_2epdf/v1/single_5fapplication_5fedap_5fffo_5ffinal.pdf

Rural Business Enterprise Grant Programs (RBEG)

<http://www.rurdev.usda.gov/rbs/>

We also suggest the town consider enacting RSA 79-E, Community Revitalization Tax Incentives. Signed into law in 2006, this makes it possible for a property owners wanting to substantially rehabilitate a building in a downtown or village center, may apply to the local governing body for a period of temporary tax relief.

The Town of Belmont has what it takes to realize its objectives to revitalize and reinvigorate the town. Your talent, energy, commitment, and spirit along with your accomplishments to date are an excellent spring board to continue to move forward

Budget Costs for Development

New Community Center in Sargent Park (17,000SF)	\$1,800,000.00
New Police Station	\$3,100,000.00
Move Bandstand (new foundation)	\$ 25,000.00
Demolition of Bank building	\$ 50,000.00
New Pavilion (2300SF open, 1200SF enclosed)	\$ 175,000.00
Pavilion Park	\$ 150,000.00
Relocate Gale School to Main Street Location	\$ 350,000.00
Interior renovation of School building into town offices	\$ 450,000.00
Depot & Main Street intersection reconstruction (road widening, signalization)	\$ 625,000.00
Sargent Park reconstruction	\$ 75,000.00
Parking lots	\$ 150,000.00
Streetscape on Main Street (1 mile) (lighting, trees, sidewalks)	\$2,600,000.00
North and south gateways	\$ 275,000.00
River overlook and foot bridge	\$ 225,000.00
Community Center entrance from Main Street	\$ 125,000.00
Renovation of existing town hall	\$1,000,000.00
Streetscape connection from Sargent Park to the Middle School	\$ 25,000.00
Create housing in upper floors of Village store buildings	\$ 900,000.00
Penstock Park	\$ 175,000.00



Special Thanks to Plan NH's Corporate Sponsors



The organizing group of citizen-volunteers and officials add appreciation to area media - The Citizen, Laconia Daily Sun, LRPA-TV and the Winnisquam Echo for interest and coverage.

Our special thanks to the Belknap County Economic Development Council and the Shaker School District/Belmont Middle School for hosting, and the ideas and energy brought to community sessions from residents and employees.

Further information:

www.belmontnh.org

www.lrpa.org

www.plannh.org