

NOTICE OF PUBLIC HEARING

SANBORNTON PLANNING BOARD
TOWN OF SANBORNTON, NEW HAMPSHIRE

Thursday, March 20, 2014 at 7:00 PM
Meeting Room of the Sanbornton Town Office
573 Sanborn Road, Sanbornton NH

FIRST PUBLIC HEARING FOR CONSIDERATION OF
THE FOLOWING PROPOSED AMENDMENTS TO
SANBORNTON ZONING ORDINANCE AS PER RSA 675:3 & 675:7

Amendment #1

Are you in favor of the adoption of Amendment #1 as proposed by the Planning Board to amend Article 2 of the Zoning Ordinance, entitled "Districts"? The proposal is to CHANGE THE WORDING OF ARTICLE 2 to read as follows: (NOTE: The proposed amended language is shown in bold italics.)

"Article 2, **ZONING DISTRICTS**:

For the purpose of this ordinance, the Town of Sanbornton is divided into zoning districts as shown on the official zoning district map of the Town of Sanbornton entitled Zoning Map, Sanbornton, NH, **2014** filed with the Town Clerk and with the corrections as adopted by legal vote of the Town and including the following **zoning districts**:

Reasoning:

This amendment is a housekeeping amendment intended to clarify the wording of Article 2 and to up-date the reference year of the Zoning Map from 2011 to 2014.
(The Planning Board supports the adoption of this amendment.)

Amendment #2

Are you in favor of the adoption of Amendment #2 as proposed by the Planning Board to amend the official zoning district map referred to in Article 2 of the Zoning Ordinance, which map is currently reference-dated 2011 and is proposed to be reference-dated 2014 by Amendment #1 above. The proposal is to change the boundaries of the zoning districts as recommended by the Master Plan and specifically as shown on the Future Land Use Map. (NOTE: The exact changes to the Zoning Map which are proposed are shown on the Future Land Use Map which is contained in the "2012 Master Plan" and which is on file at the Sanbornton Town Office in both the Planning Office and the Town Clerk's Office.)

Reasoning:

This amendment is intended to bring the zoning district map into alignment with the recommendations of the newly-adopted Master Plan and with the Master Plan's Future Land Use Map.
(The Planning Board supports the adoption of this amendment.)

Amendment #3

Are you in favor of the adoption of Amendment #3 as proposed by the Planning Board to amend a definition in Article 3 of the Zoning Ordinance? The proposal is to AMEND THE DEFINITION OF "CLUSTER DEVELOPMENT" to read as follows: (NOTE: The proposed amended language is shown either in bold italics or as words stricken out.)

"Article 3, DEFINITIONS, 10. ~~Cluster Development~~ means an innovative residential subdivision of a parcel of land, as provided in RSA 674:21, where, instead of subdividing the entire parcel into house lots of conventional size, a similar number of ~~single family dwelling units~~ **dwelling units** may be clustered on lots of reduced dimensions. The remaining land in the cluster development which has not been built upon is permanently reserved for open space. ***This provision includes an opportunity for workforce housing consistent with RSA 674:58-61.***"

Reasoning:

This amendment is intended to allow a variety of dwelling types within any Cluster Development proposal.
(The Planning Board supports the adoption of this amendment.)

Amendment #4

Are you in favor of the adoption of Amendment #4 as proposed by the Planning Board to amend a definition in Article 3 of the Zoning Ordinance? The proposal is to AMEND THE DEFINITION OF "DWELLING, MULTIPLE FAMILY" to read as follows: (NOTE: The proposed amended language is shown in bold italics.)

"Article 3, DEFINITIONS, 19. ~~Dwelling, Multiple Family~~ means a dwelling occupied by three **families, but not more than five** families, living independently of each other in individual dwelling units."

Reasoning:

This amendment is intended to limit the maximum number of families allowed in one building to five families.
(The Planning Board supports the adoption of this amendment.)

Amendment #5

Are you in favor of the adoption of Amendment #5 as proposed by the Planning Board to amend the provisions of Section T of Article 4 of the Zoning Ordinance? The proposal is to AMEND THE PROVISIONS OF ARTICLE 4(T) with the intent to provide provisions for workforce housing as mandated by NH RSA 674:58-61 and specifically to allow workforce housing in the General Agricultural, General Residence, Historical Preservation and Commercial Zoning Districts. (NOTE: The exact wording of the proposed amendment is available for inspection at the Sanbornton Town Office in both the Planning Office and the Town Clerk's Office.)

Reasoning:

This amendment is intended to allow workforce housing in the four zoning districts mentioned above.
(The Planning Board supports the adoption of this amendment.)

Amendment #6

Are you in favor of the adoption of Amendment #6 as proposed by the Planning Board to add the provisions of a new Section AA to Article 4 of the Zoning Ordinance? The proposal is to ADD THE PROVISIONS OF SECTION AA TO ARTICLE 4 which will allow for lot size and frontage averaging requirements of the Zoning Ordinance in the General Agricultural, General Residence, Historical Preservation and Commercial Zoning Districts. (NOTE: The exact wording of the proposed amendment is available for inspection at the Sanbornton Town Office in both the Planning Office and the Town Clerk's Office.)

Reasoning:

This amendment is intended to allow for averaging of lot size and frontage in new subdivisions.
(The Planning Board supports the adoption of this amendment.)

The exact wording of the proposed zoning amendments is available for inspection at the Planning Office and the Town Clerk's Office in the Sanbornton Town Office Building during its published business hours. Voters and interested persons are encouraged to come in during office hours and review the proposed zoning amendments prior to the Public Hearing.

At the Public Hearing, the Planning Board may announce the date of a future Public Hearing as per the requirements of NH RSA 675:3 and 675:7.