

PUBLIC HEARING NOTICE
NEW HAMPTON, NH PLANNING BOARD
PROPOSED 2014 ZONING ORDINANCE AMENDMENTS

Tuesday, July 15, 2014 – 7pm
Town Office 2nd Floor Meeting Room
6 Pinnacle Hill Road

The New Hampton Planning Board will hold the first Public Hearing on Tuesday, July 15, 2014 to discuss amendments to the New Hampton Zoning Ordinance and will hold a second hearing, if necessary, on Monday, August 4, 2014 on the following:

1. AMEND THE DEFINITION OF “INN” UNDER TO ARTICLE XIV Definitions, Pg #81 Inn Amendment to definition of Inn by adding the words **“with or without”** meals.

Inn - A building, which contains a dwelling unit occupied by an owner or resident manager, in which up to 10 lodging rooms, ~~or lodging rooms and~~ **with or without** meals, are offered to the general public for compensation, and in which entrance to bedrooms is made through a lobby or other common room. Meals may include any combination of breakfast, lunch and dinner served only to guests (and guests of guests) who are provided overnight lodging. “Inn” includes such terms as “guesthouse,” “lodging house,” and “tourist house.”

2. AMEND ARTICLE IV, Section F Village District (V), on Pg #22-#23 relative to Agricultural Uses in the Village District. Amendment to clarified that the permitted uses were **“for personal use”** and remove the words **“animals and”** under the section on structures for poultry.

The following agricultural activities are permitted for personal use in the Village Precinct District:

- a. The keeping of poultry for egg production for personal consumption.
 1. A maximum of 12 poultry per lot.
 2. Adhere to Best Practices for management of manure as published by New Hampshire Department of Agriculture and Food & Markets: “Manual of Best Management Practices (BMPs) for Agriculture.”
- b. The growing of greenhouse crops.
- c. The cultivation, growing, harvesting of any agricultural, floricultural, viticultural, or horticultural crops including, but not limited to, berries, herbs, maple syrup, fruit, vegetables, tree fruit, grapes, flowers, seeds, grasses, trees and tree products.
- d. All structures erected to be used in the pursuit of agricultural activities and raising of poultry shall be sited in the rear of the property;
 1. All structures erected to be used to house poultry shall be built above ground.
 2. All structures erected to be used to house ~~animals and~~ poultry shall be situated on the property in a manner designed to avoid or minimize the spillage of noise, odors and other nuisances onto neighboring properties;

3. All structures erected to be used in the pursuit of agricultural activities shall adhere to Section 3, (Setback and Height Requirements) of the New Hampton Zoning Ordinance.

3. AMEND ARTICLE IV, Section C 4(v) - Mixed Use District (MU), Pg #11&12; Section D 4(v) -Business Commercial District (BC2), Pg #16: Section E 4(v) in the Business Commercial District (BC3), Pg #19, to increase the maximum square feet allowed for outside display or storage from 3,000 square feet to **5,000** square feet.

MU Pg 11/12 50%

BC2 Pg 14 40%

BC3 Pg 17 30%

insert appropriate percentage from above into paragraph for each district and change the formulas in the examples shown in each district to reflect the **5,000 sq. ft. maximum**

v. Maximum Lot Coverage: The development of any lot, including parking and driveway area, shall not exceed ****%** of the lot with the open area devoted to landscaping or natural growth, however, the maximum lot disturbance for parking, building and storm water treatment shall not exceed 50,000 square feet except as approved by Conditional use by the Planning Board. The outdoor display or storage of any commercial product will be considered an element of lot development, and shall not exceed 25% of the remainder, to a maximum of **5,000** square feet, of the available developable lot coverage, after deducting the coverage by buildings, driveway and required parking.

4. AMEND and ADD to ARTICLE IV, Section C 5 in the Mixed Use District (MU), Pg #12-13, Agricultural I to allow for up to 25 animals at one time for commercial breeding, boards, sale or trade, etc. for horses, livestock and poultry. Also amend the section to add a setback requirement of 50 ft. from the boundary line for raising bees and Add the reference that these activities must adhere to NH Department of Agriculture's Best Management Practices.

5. Agricultural I

i. The following agricultural activities are prohibited in the Mixed Use District:

1. The **commercial** breeding, boarding, raising, and sale, or trade, of **horses and/or** livestock, **of more than 25 animals at one time**, which shall include, but not be limited to, dairy cows and the production of milk, beef animals, swine, sheep, goats, as well as domesticated strains of buffalo or bison, llamas, alpacas, emus, ostriches, yaks, elk, fallow deer, red deer, and reindeer.
- ~~2. The breeding, boarding, raising, training, riding instruction, and sale, or trade, of horses.~~
- ~~3.~~2. The raising, harvesting, and sale, or trade, of fresh water fish or other aquaculture products.

~~4.3.~~ The commercial raising, breeding, or sale, or trade, of poultry or game birds of more than 25 at one time.

1. Roosters are not permitted in the District

~~5.4.~~ The raising of bees within 50 feet of any property boundary.

~~6.5.~~ The raising, breeding, or sale, or trade, of domesticated strains of fur-bearing animals.

ii. UNCHANGED

iii. Adhere to Best Practices for management of manure as published by New Hampshire Department of Agriculture and Food & Markets: “Manual of Best Management Practices (BMPs) for Agriculture.”

The full text of the proposed zoning changes are available for public review at the Town Office, Public Works Department/ Transfer Station and Town web site www.new-hampton.nh.us .