

**Town of Greenfield, NH**  
**Zoning Ordinance Amendments Proposed for 2011**

**Amendment Number 1:** Are you in favor of the adoption of Amendment No. 1 as proposed by the Planning Board for the Zoning Ordinance as follows:

Add the following Section XII and renumber all following sections accordingly

Section XII. Vertical Take-off and Landing Aircraft

No aircraft capable of vertical take-off and landing profile excluding Hot Air Balloons, may be landed or taken-off in the Town of Greenfield, except in the Rural Agriculture Zone, General Residence Zone and Industrial Overlay District. The landing zone must be a minimum of 250' from all boundaries on the property. Hours of operation are from 7:00 am to 10:00 pm. Aircraft of this type may land in all zones for properly licensed helicopters providing medical and related evacuation services and emergency services essential to the public health and safety, such as search and rescue, fire fighting, law enforcement and other related services. No landing or take-off of commercial or scenic helicopter tours or chartered flights shall be allowed in the Town of Greenfield.

The Zoning Board of Adjustment (ZBA) may by Special Exception allow helicopter operations for construction, survey and other work, where other practical methods are not available to do the work and for special events such as the visit of a dignitary or some other event of short term nature in all districts.

No approval for a special exception under this ordinance shall be granted unless the ZBA makes a finding that the helicopter use will not constitute a nuisance or hazard to the town residents and their property

**Amendment Number 2:** Are you in favor of the adoption of Amendment No. 2 as proposed by the Planning Board for the Zoning Ordinance as follows:

Modify Section X.C.2 to allow small wind energy systems in the Special Purpose District

Modify the second sentence in Section X.C.2 as follows: They are also permitted in the General Residence District and the Special Purpose District but only as a special exception granted by the Zoning Board of Adjustment if it is not for the general public.

**Amendment Number 3:** Are you in favor of the adoption of Amendment No. 3 as proposed by the Planning Board for the Zoning Ordinance as follows:

Add the following Section III.I.3

3. Crotched Mountain Rehabilitation and Education Center District

A. Purpose & Intent:

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The purpose of the Crotched Mountain Rehabilitation and Education Center (“CMREC”) District is to provide for the medical, educational and residential care of persons with disabilities and others in need of these services. The CMREC District shall recognize and support the integrated and interdependent nature of these uses, the importance of accessibility to the rehabilitative care community and the public and the virtue of maintaining natural land features.

**B. Use Regulations:**

1. Permitted Uses. The following uses shall be permitted within the CMREC District:
  - a. Hospital
  - b. Clinics and Outpatient Services
  - c. Education and Vocational Training
  - d. Professional and Administrative Office
  - e. Research, consistent with the purpose and intentions set forth in Paragraph A above
  - f. Housing
  - g. Group Day Care
  - h. Nursing Home
  - i. Recreational
  - j. Agricultural
  - k. Sustainable Forestry and Timber Production
  - l. Manufacturing and repair of medical and rehabilitation devices

2. Accessory Uses. It is recognized that certain uses may be in furtherance of the goals of the CMREC District when provided in conjunction with other permitted uses. Therefore, the following shall uses be permitted if accessory to a permitted use within the District. Such uses shall be intended for residents, staff and guests of the facilities and not for the general public. Any structures maintained to provide for an accessory use within the REC District may be stand-alone and need not be accessory to a structure maintained for a permitted use.

- a. Conference and Meeting Facility
- b. Food Service
- c. Lodging
- d. Retail
- e. Theater/Function Hall
- f. Artisan/Studio
- g. Utilities for the production and distribution of electricity, heat, water and waste water treatment.
- h. Helipad or Aviation
- i. Communication Towers for cell phones, emergency response and mutual aid systems. Any such towers shall be subject to the regulations set forth in Section V of this Ordinance and are permitted for use by the general public.

**C. Dimensional Requirements:**

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In recognition of the buffer to other Greenfield zoning districts provided by the Forest Conservation Easement overlaying the majority of the CMREC District, certain dimensional requirements are relaxed to provide for increased design flexibility necessary to accomplish the purpose and intent of the CMREC District.

1. Primary Structures and Setbacks. There shall be no limits on the number of primary structures that may be contained on a single lot within the REC District; provided however, that the following internal setbacks shall apply to each such structure:

- a. Primary structure shall be setback at least thirty (30') feet from the edge of pavement of any roadway within the CMREC District.
- b. Primary structure shall be setback at least forty (40') feet from any other internal primary structure.
- c. All structures shall be setback at least fifty (50) feet from any other district boundary.

2. Lot Coverage. The building coverage on any single lot shall not exceed seventy percent (70%).

3. Frontage. All primary structures shall have at least fifty (50) feet of contiguous frontage on an internal or external roadway.

4. Buffers. There shall be buffering of an appropriate type and depth, as determined by the Planning Board during Site Plan Review, to provide year-round protection for abutting properties from traffic, buildings, structures, lighting, noise or other activities.

5. Building Height. Notwithstanding anything to the contrary in this Ordinance, the maximum building height in the CMREC District shall be 50 feet or three stories for any building with an indoor fire suppression or sprinkler system.

D. CMREC Boundaries: The CMREC District, as defined in this Section is comprised by the following lots identified by Tax Map numbers.

R2 Lot 5	R2 Lot 11-6
R2 Lot 9	R2 Lot 11-7
R2 Lot 10	R2 Lot 11-8
R2 Lot 11	R2 Lot 13
R2 Lot 11-1	R2 Lot 14
R2 Lot 11-2	