

Moultonborough Planning Board
P.O. Box 139
Moultonborough, NH 03254
(603) 476-2347

Agenda/Public Notice – Public Hearings for 2011 Town Meeting

January 12, 2011

7:00 P.M.

Moultonborough Town Office

V. Hearings – Zoning Amendments for Town Meeting

1. **Inclusion of New Table of Permitted Uses** - This article will create a new Table of Permitted Uses in Article VI “Commercial Uses”, which reflects the currently accepted uses and those that require Special Exception or are Not Permitted in all zoning districts, and replaces the wording in each zone currently in the ordinance. This should allow residents to more easily determine what uses are permitted, not permitted, or require Special Exception, in their zoning district. No changes to any uses are proposed.
2. **Lot Coverage Correction** – This proposal amends the lot coverage wording in Article VI (F)(3) to reflect changes approved at Town Meeting in 2010 to remove the words “50 percent” from the following sentence: “Any easement for public use, such as a pathway or walkway through the lot shall not be counted in the 50 percent lot coverage calculation.” This is to incorporate the 65 percent lot coverage allowance in the Commercial C Zone, approved at last year’s Town Meeting.
3. **Site Plan Review Thresholds** – The requirements for Site Plan Review in Article VI (A)(5) will be amended to exclude all commercial uses on lots under 1 acre that develop under 200 sq.ft. of area, or for lots over 1 acre, development under 500 sq.ft. All commercial development over these thresholds will continue to require Site Plan Review.
4. **Revocation of Expansions into Setbacks** - This article shall revoke the existing Article VII (B)(3) of the zoning ordinance allowing for expansions of primary dwelling units into the setbacks by up to 100% of the current expansion. If approved, all such expansions shall be permitted only by Variance, rather than Special Exception.
5. **Steep Slopes Protection Ordinance** - This new Article shall apply to all development requiring a Building Permit, Subdivision Approval and/or a Site Plan Review Permit, with a slope of 15 percent or greater, and where the proposed site disturbance is greater than 20,000 square feet in the aggregate.
6. **Revision of Special Exceptions for Commercial Uses in Residential Agricultural (RA) Zoning District** – This proposal will revise the criteria for granting Special Exceptions for Commercial Uses outside of the three (3) Commercial Zoning Districts. Commercial Uses wishing to be located outside of these districts will be required to meet these new standards.
7. **Signs Ordinance** – This proposal amends the current Sign Ordinance (Article V (A)(4)) allowing temporary real estate signs. Changes include the expanding the types of signs permitted from the current for sale only signs, and defining the sizes permitted in specific zoning districts.

Complete copies of these Draft Ordinances are available for the public to inspect in the Development Services Department at Moultonborough Town Hall on 6 Holland Street.

Joanne Coppinger
Chairperson