

Moultonborough Planning Board

Public Notice – Public Hearings for 2013 Town Meeting

January 9, 2013*

7:00 P.M.

Moultonborough Town Office

V. Hearings – Zoning Amendments for Town Meeting

1. **Housekeeping/language clarification amendment-** This proposal will amend Zoning Ordinance Article III, B, E, J; Article IV, F; Article VI, A, B, C, D, E, F, G; Article VII, B; and Article XI, C, D, G, by adding, removing, replacing, updating per statute, and clarifying language in order to correct, update, clarify or bring in line with other ordinances and regulations. Please visit the Development Services Office or the Planning Board web page for a complete list of explanation of housekeeping/clarification changes.
2. **Updating soils & slopes info for calculation of lot size amendment-** This proposal will amend Zoning Ordinance Article III, Minimum Lot Sizes Based on Soil and Slopes Table I by removing the outdated soil types and replacing with Soils Groups and Minimum lot sizing for septic loading in accord with NH Code of administrative Rules Env-Wq 1000 and soil/slope characteristics native to Moultonborough.
3. **Shoreland Protection Act: required by act revision change and strengthening change amendment –** This proposal will amend Zoning Article IV, G. by revising titles to reflect new name of act; clarifying that the Code Officer shall notify land owners of his visit in writing; adding clarifying language to the tree caliper section; deleting a sentence allowing an engineer to justify a greater than 30% impervious surface area; and increasing the point totals and impervious surface percentages to strengthen this section of the act back to the requirements of the 2008 version.
4. **Revision of Table of Uses and addition of pertinent terms from Table of Uses to General Definition Section amendment-** This proposal will amend Zoning Ordinance Article VI, Commercial Uses, by adding uses, clarifying uses and deleting outmoded uses; by changing some commercial uses to “not allowed” in the Residential/Agricultural, Commercial A and Village C district (such as Salt Storage, Junkyards, Snow Dumps, Waste Lagoons and Petroleum Bulk Plants); and by changing some uses to “allowed by special exception” in the Village C district; and amending Article XV, Definitions, to add the definition of those new uses added to the Table of Uses above.
5. **Adding language requiring vesting for special exceptions and adding language codifying abandonment of special exceptions amendment -** This proposal will amend Zoning Ordinance Article VI, Commercial Uses, E. Special Exceptions, by adding language that establishes a 2 year time period along with specific actions that must be taken in order to vest a granted special exception and provides that if the actions are not taken and the time period has passed, then the approval shall become void as if never granted. Additionally, language is added that provides for the abandonment of a special exception if the use ceases for a continuous period of 2 years or more or is changed to a use allowed by right in the district.
6. **Adding language/revising language regarding nonconforming uses, structures and lots amendment-** This proposal will amend Zoning Ordinance Article VII, Miscellaneous, C, D, E, and F, by adding a new section clarifying rights and definitions of nonconforming lots; by revising the section on nonconforming uses to clarify that no nonconforming use may be expanded except for single family structures which may be expanded up to 20% and that the time period for abandonment is increased from one to two years.

Complete copies of these Draft Ordinances are available for the public to inspect in the Development Services Office at Moultonborough Town Hall on 6 Holland Street or on the Planning Board Web Page.

***Snow Date: January 14, 2013**

Second Hearing (if Required): January 23, 2013, with a Snow Date of: January 28, 2013

****If the first Public Hearing is postponed to January 14th due to snow, the Second Hearing will then be held on January 28th with a snow of January 30, 2013**

All Public Hearings for Zoning Amendments to be held at the Moultonborough Town Hall at 7:00 P.M.

Thomas A. Howard, Chairperson