

Town of Nottingham
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Planning & Zoning

NOTTINGHAM PLANNING BOARD Public Hearing

Notice is hereby given that the Nottingham Planning Board will hold a **Public Hearing** on **Wednesday December 10, 2014**, commencing at 7:00 PM, in Conference Room 1 at the Municipal Town Office, to discuss recommended changes to the Zoning Ordinance.

A summary of the proposed changes are as follows:

ARTICLE II ZONING DISTRICTS AND DISTRICT REGULATIONS

C. Residential - Agricultural District

There shall be between the property line, water's edge ("reference line" as described in RSA 483-B:4 XVII), and any ~~building~~ **dwelling**, a minimum distance of fifty (50') feet, twenty (20') feet for grandfathered non-conforming lots of less than two (2) acres, as of the date of passage (03/08/94), in all directions. ***Setbacks for accessory buildings shall be fifty (50') feet minimum distance from the lot frontage property line and twenty (20') feet minimum distance from the side and rear property lines.*** Special exceptions to this ordinance may be granted by the Zoning Board of Adjustment based on weighing of the following considerations, but in no case shall less than twenty (20') feet be permitted for habitable structures or nonhabitable structures of fifty (50') square feet in area or greater:

ARTICLE IV GENERAL PROVISIONS

New Section X. Lot Disturbance and Landscaping

The requirements of this Article shall apply to the Residential-Agricultural Zoning District for Major Subdivisions and New Site Plan applications. The purpose of this article is to:

- a) Protect the health, safety and property of the residents of the Town of Nottingham by minimizing clearing and grading activities associated with land development and preserving existing trees and vegetation;
- b) Minimize fragmentation of wildlife habitat;
- c) Protect water quality of adjacent wetlands and surface water bodies through implementation of lot disturbance standards and practices that prevent and reduce nonpoint sources of pollutants; and
- d) Promote land development practices that are responsive to the town's rural and scenic character.

Any contiguous area of disturbance, not associated with the installation of a driveway, shall be limited to 30,000 square feet of development unless defined under the Exemption s list in this Section. Contiguous areas of disturbance greater than 10,000 square feet shall be separated by at least twenty (20) feet of area maintained at natural grade and retaining existing, mature vegetated cover.

ARTICLE III OVERLAY DISTRICTS

New Section D. Steep Slope Protection District

The requirements of this Section shall apply to Major Subdivisions and new Site Plan applications within the Steep Slope Protection District as delineated as steep slopes (greater than 15% slope) on the Topography- Sand and Gravel Deposits Map. The purpose of the Steep Slope Protection District is to protect the public health, safety, and general welfare by controlling and guiding the use of land with slopes greater than 15%. It is intended that the provision of this ordinance shall:

- a) Protect streams, ponds, lakes and wetlands from erosion, runoff of storm water and sedimentation caused by improper or excessive construction and effluent from public or private sewage disposal systems;
- b) Preserve the natural topography, vegetative cover and wildlife habitat, protect unique and unusual natural areas and maintain ecological balance;
- c) Preserve Nottingham's scenic quality; and
- d) Permit those uses of land, which can be harmoniously, appropriately and safely located on steep slopes.
- e) Ensure integrity of slope stability

*Documents pertaining to the hearing are available at the
Municipal Town Office and the Town Website.*

Questions? Contact the Land Use Clerk, JoAnna Arendarczyk at (603) 679-9597 ext. 1
Mail written comments to the Nottingham Planning Board
PO Box 114, Nottingham, NH 03290

THE PUBLIC IS ENCOURAGED TO ATTEND