

TOWN OF EPSOM NH

PROPOSED ZONING REVISIONS FOR 2020 VOTING

You are hereby notified that a Public Hearing will be held at 7:00 PM on Thursday, January 13, 2021 at the Town of Epsom, 940 Suncook Valley Highway. There is limited seating. Additional Instructions on how to join the meeting will be posted on the Town's Website. Public comment can be submitted to planning@epsomnh.org prior to the meeting. There is a Zoom option available. <https://granite.zoom.us/j/85829178719> Meeting ID: 858 2917 8719 or call 1 646 876 9923 US.

Language of the proposed Amendments may change due to public comment.

Are you in favor of Amendment #1 to the Zoning Ordinance as proposed by the Planning Board as follows: To amend Article III.G.1.b, Buildable Lot, to include the requirement of one contiguous acre of buildable land?

Building lots shall contain a minimum of two (2) acres per dwelling unit with a minimum of two hundred (200) feet of frontage on a public road. **Each lot shall contain at least one-acre of contiguous buildable land. Contiguous land is the area occurring within the property lines of a parcel or lot, excluding wetlands, water courses, ponds, public waters below the ordinary high-water mark, easements for pipelines and utility transmission lines, and land with slopes greater than 15%.** In the case of an arc, the frontage shall be measured as the chord of the arc. Each lot may accommodate one dwelling structure with usual accessory buildings. No building or structure shall exceed two and one-half (2 ½) stories in height.

Reason: To allow for enough buildable area for well and septic and help clarify the buildable area.

Amendment #2:

Are you in favor of Amendment #2 to the Zoning Ordinance as proposed by the Planning Board as follows: To add Sports Facilities, to Article I.C to the Table of Uses and to add a definitions of Sports Facilities to the Glossary?

Amendment #3:

Are you in favor of Amendment #3 to the Zoning Ordinance as proposed by the Planning Board to add Article VI.E.9, Time Limits?

In accordance with RSA 674:33 I-a (a), variances and special exceptions shall be valid if exercised within two (2) years from the date of the final approval, or by the Zoning Board of Adjustment for good cause, provided that no such variance of special exception shall expire within 6 months after the resolution of a planning application filed in reliance on the variance or special exception.

Reason: To add a 2-year time limit for variances and special exceptions in accordance with the State Statute.

Amendment #4:

Are you in favor of adding Article III.M.2A as proposed by the Planning Board requiring a permit for banner type signs and outlining the regulations for such signs:

Banner sign. A banner sign is defined and permitted in accordance with the following regulations:

- (1) *Material.* Banners shall be of canvas, nylon or flexible plastic material.
- (2) *Sign surface area.* The maximum size of a banner shall be thirty-two (32) square feet in total area.
- (3) *Setback.* A freestanding banner sign shall be placed no closer than ten feet from the back of curb or edge of pavement, unless anchored to a building or structure wall or otherwise provided by this article.
- (4) *Duration of display.* Banner signs shall be permitted year-round. Permits shall expire one year from the approval date of the permit.
- (5) *Anchoring.* A banner sign shall be temporarily secured to prevent such sign from creating a hazard due to high winds or storms. It is the responsibility of the business owner to secure such sign.
- (6) *Maximum quantity.* No more than one banner sign shall be permitted per every one-hundred (100) feet of road frontage, and no more more than three (3) banner signs per acre of land.

Reason: To allow for placement of banner signs year-round.

Amendment #5

Are you in favor of adjusting the Zoning Ordinances as proposed by the Planning Board to adjust Article III.H and Article III.I., to reference to Special Use Permits to Conditional Use Permits?

Reason: To distinguish between Planning Board and Zoning Board Authority when issuing permission for a use that is authorized under RSA 674:21. The ordinance itself correctly references the PB as the authority to administer it but the name of the application is causing the confusion.

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