

PUBLIC NOTICE

EPSOM PLANNING BOARD NOTICE OF PUBLIC HEARING 2020 ZONING AMENDMENTS Town of Epsom Zoning Ordinance December 11, 2019

Notice is hereby given the Epsom Planning Board will hold a public hearing on Wednesday, December 11, 2019 beginning at 7:00 PM in the Epsom Town Offices, 940 Suncook Valley Highway, Epsom. The intent of the public hearing is to take public comment regarding the adoption of the following proposed changes to the Town of Epsom Zoning Ordinance.

This is the first public hearing for the following proposed amendments.

Zoning Amendment #1

Are you in favor of the adaption of Amendment #1 as proposed by the Planning Board for the Town Zoning Ordinance as follows:

Amend the Applicability of the Ordinances, Article III. B. 3 to reference the current RSA 674:19 and delete the reference to RSA 520:20?

The purpose of this amendment is to modify wording using RSA 574:20 and include the updated RSA.

Zoning Amendment #2

Are you in favor of the adaption of Amendment #2 as proposed by the Planning Board for the Town Zoning Ordinance as follows:

Are you in favor of Amendment No. 2, as proposed by the Planning Board, to allow the Planning Board to make non-substantive corrections to the ordinance, such as correcting typos, paragraph identification/numbering, grammatical errors, and to update NH RSAs referenced in the ordinance, when necessary? Any substantive changes would require a vote of town meeting.

The purpose is to allow the Planning Board to not have to return to the voters if the State revises or removes an RSA number or for non-substantive corrections to the ordinance.

Zoning Amendment #3

Are you in favor of the adaption of Amendment #3 as proposed by the Planning Board for the Town Zoning Ordinance as follows:

To amend the Accessory Dwelling Unit provisions, to delete Article III, G, (e) iv and modify Article III, G (e). ix to make provisions for adequate water supply and sewage disposal service as required by RSA 674:72. V as amended?

The purpose is to condense two paragraphs and more accurately identify the State septic requirements for ADUs.

Zoning Amendment #4

Are you in favor of the adaption of Amendment #4 as proposed by the Planning Board for the Town Zoning Ordinance as follows:

Amend the Accessory Dwelling Unit provisions, Article III, G, (e), viii that prior to conversion of a single family residence or the construction of an ADU the owner shall obtain a Special Exception as outlined in Article VI, E,5?

The purpose is to recognize that planned construction of an ADU requires Special Exception approval whether internal or external to the existing single family residence.

Zoning Amendment #5

Are you in favor of the adaption of Amendment #5 as proposed by the Planning Board for the Town Zoning Ordinance as follows:

Amend the Accessory Dwelling Unit provisions, Article III, G, (e) xi to allow that the lot on which an ADU shall be located will not be required to meet additional lot area requirements, frontage, space limitations or other controls beyond that required for the existing single family dwelling.

The purpose is to clearly identify that additional dimensional requirements, beyond those established for the existing single family residence, are not required for including an ADU on the property.

Zoning Amendment #6

Are you in favor of the adaption of Amendment #6 as proposed by the Planning Board for the Town Zoning Ordinance as follows:

Remove the note at the end of Article III, M, 6 empowering the Epsom ZBA to grant special exceptions from the application of Article M relative to signs and signage?

The purpose is to remove a note that legal counsel has suggested removing from the regulations.