

PUBLIC NOTICE

EPSOM PLANNING BOARD NOTICE OF PUBLIC HEARING 2022 ZONING AMENDMENTS Town of Epsom Zoning Ordinance December 1, 2021

Notice is hereby given that the Epsom Planning Board will hold a public hearing on Wednesday, December 1, 2021, beginning at 6:30 PM in the Epsom Town Office Meeting Room, located at 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 and the purpose of each Amendment will be outlined at the hearing. The full text of the Proposed Amended Zoning Ordinance can be found using a link on the Town of Epsom website and is available for review at the Board of Selectmen's Office.

Amendment #1:

Are you in favor of the adoption of Amendment #1 to the Zoning Ordinance, as proposed by the Planning Board as follows: Amend Article III.G.1.B to require that all building lots contain at least one-acre of contiguous buildable land, which is the area occurring within the property lines of a parcel or lot, excluding: setbacks, wetlands, natural or artificial channels through which water flows, ponds, public waters below the ordinary high-water mark, easements for pipelines and utility transmission lines, and land with slopes no greater than twenty-five percent (25%)?

Amendment #2:

Are you in favor of Amendment #2 to the Zoning Ordinance as proposed by the Planning Board as follows: To adopt a Groundwater Protection District to protect groundwater supply areas and surface waters fed by groundwater from contamination, shown on a map entitled Epsom Groundwater Protection District, on file at the Town Clerk's office. Uses prohibited in the District include a hazardous waste disposal facility, a solid waste landfill, the bulk outdoor storage of road salt or other de-icing/anti-icing chemicals, the operation of a junkyard, the operation of a snow dump, the processing, disposal, or mixing of biosolids, gas stations, and petroleum bulk plants or terminals. All prohibited uses that are granted a variance and other specific uses in the District will require a conditional use permit from the Planning Board and must meet performance standards including spill prevention, control, and countermeasure plans, and certain maintenance and inspection requirements. Said Overlay District is shown on a map entitled "Epsom Aquifer Protection District" as prepared by Central New Hampshire Regional Planning Commission dated December 1, 2021?

Amendment #3:

Are you in favor of the adoption of Amendment #3 to the Zoning Ordinance as proposed by the Planning Board as follows: Amend Article III.M.4 to increase the amount of signage permitted on a lot with more than one business enterprise from 80 square feet to 100 square feet?

Amendment #4:

Are you in favor of the adoption of Amendment #4 to the Zoning Ordinance as proposed by the Planning Board as follows: To add a definition of Brewery as a building or establishment for brewing beer or other malt liquors and to permit Breweries by special exception in all zoning districts?

Amendment #5:

Are you in favor of Amendment #5 to the Zoning Ordinance proposed by the Planning Board as follows: Amend Article III.M.2 to include banner signs in the definition of temporary sign to provide that temporary sign permits shall be valid for 90 days with a 30-day renewal in any calendar year, and to specify that RSA 236:88 shall apply to all applications for temporary signs?

Amendment #6:

Are you in favor of the adoption of Amendment #6 to the Zoning Ordinance as proposed by the Planning Board as follows: To add a definition of Cannabis Dispensary as a facility where cannabis products, or devices for the therapeutic and/or recreational use of cannabis or cannabis products are offered, either individually or in any combination, for retail sale; and to permit Cannabis Dispensaries by special exception in the Residential/Agricultural Zone, permitted by right in the Residential/Commercial Zone, and to partially permit subject to restrictions in the Residential/Light Commercial Zone?

Amendment #7:

Are you in favor of the adoption of Amendment #7 to the Zoning Ordinance as proposed by the Planning Board as follows: To add a definition of Sports Facilities - Indoor and Outdoor as an indoor or outdoor areas of sports pavilions, stadiums, gymnasiums, boxing arenas, swimming pools, roller and ice rinks, billiard halls, bowling alleys, and other similar places where members of the general public assemble to engage in physical exercise or participate in athletic competition and to permit Sports Facilities by special exception in all zoning districts?

Join Zoom Meeting – Listen Only Option

<https://granite.zoom.us/j/94149256748>

Dial by your location

+1 312 626 6799 US

Meeting ID: 941 4925 6748