

NOTICE OF PUBLIC HEARING

January 11, 2023 7:00 PM

EPSOM PLANNING BOARD - 2023 ZONING AMENDMENTS

Town of Epsom Zoning Ordinance

Notice is hereby given that the Epsom Planning Board will hold a public hearing on Wednesday, January 11, 2023, at 7:00 PM in the Epsom Town Office Meeting Room, located at 940 Suncook Valley Highway, Epsom. The intent of this public hearing is to take public comment regarding the adoption of proposed changes to the Town of Epsom Zoning Ordinance. This is the second public hearing for the first three proposed amendments listed below and first public hearing for two additional amendments. The full text of these proposed Amendments can be found using a link on the Town of Epsom website and is available for review at the Board of Selectmen's Office.

The Epsom Planning Board

DECISIONS

Are you in favor of Amendment #* to amend Article VI.E.8, regarding Decisions of the Zoning Board of Adjustment, as proposed by the Planning Board, to require **per RSA 674:33, VIII**, that decisions of the Zoning Board of Adjustment be made within ninety (90) days of receipt of the application **by the Town, unless an extension is agreed to by the applicant**, and that the Board include in its written decision the reason for the denial or approval findings of fact supporting the Board's decision?"

REPLACEMENT OF MOBILE HOMES ON SINGLE LOTS OF RECORD

Are you in favor of Amendment #* to amend Article III.B.5.d, Mobile Homes, and Article III.B.5.d.i regarding nonconforming uses of the Zoning Ordinance, as proposed by the Planning Board as follows: to allow mobile homes existing on single lots of record to be replaced with a mobile home which is less than ten (10) years old, modular home, or single family dwelling provided the replacement is not more than 25% larger **in square footage for living area** than the existing mobile home; and further to define the method by which the size of the original mobile home shall be calculated.

SHORT-TERM RENTALS

Are you in favor of Amendment #* to the Epsom Zoning Ordinance as proposed by the Planning Board as follows: to add a new section to Article III.U, regarding short-term rentals to define them as dwelling units providing transient lodging for periods of **two to thirty** days; to allow short-term rentals in all zoning districts by special exception; and to provide regulations regarding, among other things, safety, occupancy, parking, trash removal, and septic facilities.

RELIGIOUS ORGANIZATIONS

Are you in favor of Amendment # to the Epsom Zoning Ordinance, as proposed by the Planning Board, to add a definition of Religious Organizations as any church, body of communicants, or group that gathers in common membership for regular worship and religious observances whose identity and mission are derived from a religious or spiritual tradition, and operates as registered or unregistered, nonprofit, voluntary entities; to also add Religious Organizations to Article II.C, Table of Uses, as permitted uses in all zones; and to amend Article III.O to conform with RSA 674:76 and allow Religious Organizations in all zones subject to site plan review to ensure compliance with the generally applicable regulations of height, yard size, lot area, setbacks, open space and building coverage.

SEASONAL DWELLINGS

Are you in favor of Amendment # to the Epsom Zoning Ordinance, as proposed by the Planning Board, to add a definition of Seasonal Dwellings a structure that is designed to be used, or is actually used, for temporary residential use for less than twelve (12) months per year, or primarily for a specific or distinct season. This term includes, but is not limited to, lake house, hunting or snowmobile lodges or camps, summer camps or lodges, and further is designed to be used, or is used, for residential use for less than six (6) cumulative months in a given year (184 days), which is not the domicile of the owner or any other individual, and further to Amend Article III.B.7.b, to refer the Article to this section only.