

NOTICE OF PUBLIC HEARING

EPSOM PLANNING BOARD 2023 ZONING AMENDMENTS Town of Epsom Zoning Ordinance December 28, 2022

Notice is hereby given that the Epsom Planning Board will hold a public hearing on Wednesday, December 28, 2022, at 7:00 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. Please note additional zoning amendments will be heard at a future date.

The Epsom Planning Board

TIME LIMITS

Are you in favor of Amendment #* to add Article VI.E.9, Time Limits, to the Zoning Ordinance, as proposed by the Planning Board to read as follows: 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 as further extended by the Zoning Ordinance or the Zoning Board of Adjustment for good cause, provided that no such variance or special exception shall expire within six (6) months after the resolution of a planning application filed in reliance on the variance or special exception.

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 that decisions of the Zoning Board of Adjustment be made within ninety (90) days of receipt of the application 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 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 2-30 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.

MANUFACTURED STORAGE CONTAINERS

Are you in favor of Amendment #* to as proposed by the Planning Board as follows: to add a definition of manufactured storage containers as “Any manufactured structure, such as a cargo container, “POD” container or truck box trailer, that is reusable and transportable, designed to be rented, leased, or purchased for the storage of residential, commercial, or industrial goods.” Further, to allow temporary manufactured storage containers for up to ninety (90) days in a twelve (12)-month period, provided however, to the extent they are associated with demolition work, such temporary storage containers may only remain on the property until that work has been completed, and further to permit storage containers on a property on a permanent basis only by Special Exception.