



Planning and Development

Planning Board Public Notice Great Hall, Wolfeboro Town Hall Tuesday, January 7th, 2020 7:00 PM

In accordance with RSA 675:7, the Planning Board gives notice of the following public hearings to consider zoning changes to the current Wolfeboro Zoning Ordinance. The full text of the zoning is available on the Town of Wolfeboro website and at the Office of Planning and Development, 84 South Main Street.

Proposed Zoning Amendments for Public Hearing:

- **PETITION WARRANT ARTICLE: Amend Chapter 175, Part I, Article XXVII** to remove the absolute restriction on drive-through restaurants and permitting their construction and operation on lots consisting of at least one (1) acre and corresponding modifications to the definition of “Restaurant, Carryout” within Section 175-175, Terms Defined.
- **Article XXA Cotton Mountain Historic-Agricultural District;** To amend Article XXA by adding Dimensional Requirements, Setback requirements; height requirements, Permitted Uses, and Special Exception Uses in order to establish reasonable restrictions that align with the adjacent Residential/Agricultural District where none were pre-established. To further clarify section 175-126.1 as follows: The Cotton Mountain Historic-Agricultural District Zone requires a minimum lot size of 10 acres for all contiguous land of parcels within 250’ of the following roads as they are shown on the Zoning Map:
 - (a) Stoneham Road from the Brookfield Town line to Stoddard Road, excluding that area already included in the North Wolfeboro Historic District.
 - (b) Jenness Farm Road from Stoneham Road to Cotton Valley Road excluding Tax Map 18, Block 9, Lots 2, 3, and 4 (New Tax Map 137, Lots 4, 3, and 2). (Note: This subsection was amended by the Board of Selectmen 4-25-2007 to change "Dallas Road" to "Jenness Farm Road.")
 - (c) The North Wakefield Road from Stoneham Road to the Wakefield Town line
- It is intended to preserve the natural resources of forest, field and open space within the Agricultural District to maintain and further protect the Town's rural character.* **Article XXVI, Personal Wireless Service Facilities;** To amend Article XXVI, Personal Wireless Service Facilities to bring the ordinance into compliance with state and federal law regarding modifications to existing facilities and duration of special exceptions, to establish a process for expedited Planning Department review of Eligible Facilities Requests in compliance with New Hampshire RSA 12:K; to permit such facilities by special exception in all districts except the Shorefront Residential District, to require camouflage of all facilities not subject to eligible facilities requests, and to make minor changes to certain sections of the ordinance, including but not limited to the definition of fall zone and the specifications of material and color of facilities which extend above vegetation.

- ***§ 175-1 through *§ 175-215;** To remove all references to “Percent Coverage” within zoning district “Setback requirements; height requirements; coverage” sections and replace with “Percentage maximum allowable lot coverage”. This amendment maintains all existing percentage requirements for allowable lot coverage.

*These changes involve the amendment of a district boundary, with an affected area of less than 100 properties, and are therefore being individually noticed in accordance with RSA 675-7.I-a to all property owners within 100 feet of the proposed new district area and within the district itself, hereby defined as the “affected” properties.

Written comments from the public on the proposed zoning amendments noticed herein may be submitted prior to the meeting to the Town of Wolfeboro Planning and Development Office at 84 South Main St, P.O. 629, Wolfeboro, NH 03894.

If there is anyone with a disability needing any modifications and/or auxiliary aid to access this meeting, please notify the Planning Department at 569-5970 at least 72 hours prior to the meeting date.

Posted:

Tuesday, December 24th, 2019 edition of Conway Daily Sun

Thursday, January 2nd of the Granite State News

Town of Wolfeboro Web Site

Town Hall

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