



Planning and Development

Planning Board Public Notice Great Hall, Wolfboro Town Hall Tuesday, January 22nd, 2019 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 Wolfboro Zoning Ordinance. The full text of the zoning is available on the Town of Wolfboro website and at the Office of Planning and Development, 84 South Main Street.

Proposed Zoning Amendments for Public Hearing:

- **§ 175-43 - Expansion of Non-Conforming Structures;** To amend the expansion of non-conforming structures section of the ordinance to: distinguish between Variances, Special Exceptions, and Building Permits, require survey and a variance for construction with further encroachment into a setback, allow total cumulative expansion up to 25% of the existing lawfully non-conforming habitable footprint square footage via special exception (excluding appurtenant features), allow for vertical expansion above an existing non-conforming habitable footprint area beyond 25% via special exception, with other proposed construction activity beyond 25% or with further encroachment into the setback requiring a variance; **and also** to allow installation or replacement of a foundations subject to conditions, replacement of existing structure subject to specific conditions, and replacement of decks subject to certain conditions as a matter of right.
- **§ 175-175 - Terms Defined, Corner Lot;** To amend the definition of Corner Lot to establish both lot lines along a street as front lot lines and others as side lot lines for the purposed of setbacks.
- **§ 175-138 Parking Standards, Waivers from Parking Requirements;** To remove the existing parking waivers provision and to instead provide for a parking alternative reduction in lieu of compliance with the ordinance's parking requirements if certain conditions are met.
- **§ 175-27.3 - Overlay District: Affordable Nonprofit Housing for the Elderly and Affordable Nonprofit Workforce Housing, Phasing;** To remove the restriction on 40 affordable dwelling units permitted per year to bring the ordinance in compliance with RSA 674:21, IV(b) regarding project phasing, as amended in 2015.
- ***§ 175-2.C.12 - Pine Hill Road Development District, Boundary Amendment;** To amend the boundary of the Pine Hill Road Development District to include the following lots: 176-010, 176-011, 176-012, 176-020, 189-011, 190-015, 190-020, 190-030.
- **§ 175-153 – 175-158 - Landscaping, Streetscaping, and Buffering Standards;** To remove the existing Landscaping, Streetscaping, and Buffering standards in the zoning ordinance. These standards will be relocated to the Wolfboro Planning Board Site Plan Review Regulations.
- ***§ 175-2.C.9 - Bay Street Limited Business District, Boundary Amendment;** To amend the existing boundary of the Bay Street Limited Business District to include the following lots: 190-019, 190-018, 190-017.

- **PETITION WARRANT ARTICLE: *175-2C. (12) –Pine Hill Road Development District, Boundary Amendment;** To amend the Pine Hill Road Development District boundary by adding the following properties along Filter Bed Road (as extended), as it runs from Varney Road to Pine Hill Road also known as Route 109A, the Pine Hill Road Development District, and removing the same from the Rural Residential District: 175-012, 189-008, 189-009, 189-010, 203-008, 203-009, 203-010, 203-011, 203-013, 203-014, 203-015, 203-017, 203-018, and 203-019.
- **PETITION WARRANT ARTICLE: 175-44E (1-2) – General Provisions, Signs;** To amend the Business Directional Sign Ordinance to allow business directional signs on private property and in the town right-of-way, to limit signs to one pair mounted back to back on a single post at each intersection where a travel must change direction, with a maximum of two pair per business within the town, to be reviewed by the town Codes Enforcement Officer.

*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 675-7.1-a to all property owners within 100 feet of the proposed new district area, 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:

Thursday, January 10th, 2019 edition of the Granite State News
Town of Wolfeboro Web Site
Town Hall
Library