



Planning and Development

Planning Board Public Notice Great Hall, Wolfeboro Town Hall Tuesday, December 17th, 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 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:

- **§ 175-175 - Terms Defined, Habitable Space** To amend the current definition of Habitable Space to define habitable space exemptions to include toilet rooms on the first floor only and remove full bathrooms as habitable space.
- **§ 175-47 - Building Codes;** To amend the current Building Codes section, by removing the references to specific 2003 and 2002 codes and replace with a broad reference to the current adopted State Building Code under RSA 155-A and RSA 155-A:10.
- **§ 175-175 - Terms Defined, Light Industry;** To amend the definitions portion of the ordinance to add a definition for Industry, Light that includes manufacturing and assembly of products predominantly for previously prepared materials, adds accessory/permitted uses within industry, light, and defines prohibited activities such as those that significant external effects and pose significant risks to public health, safety, and welfare.
- **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.
- **§ 175-44(E) General Provisions, Signs, Placement of Signs;** To repeal and replace the existing language within 174-44(E) with language that prohibits all signage from the public right-of-way, with the exception of off-premise business directional signage, which is required to be placed within the public right-of-way. Such business directional signage may only be placed in right-of-way where it does not pose a public safety hazard; and only on approved, permitted, Town-owned posts at intersections, within the Bay Street Limited Business District, Wolfeboro Falls Limited Business District, and Central Business District and at designated locations. Business directional signs shall be limited to a maximum of two within the town per business. Only one post per intersection shall be permitted. Signs and sign posts shall be uniform in size and shall conform to this ordinance's restrictions.

Signage in existence as of 04/01/2019, which does not conform to the requirements of this section, shall be designated as lawfully existing non-conforming sign, both on private and public property, with the exception of those that present a hazard to public health and safety. Pre-existing non-conforming signage shall expire at the time that the business ceases operation. At such time, the sign may not be re-established for a new business.

- ***§ 175-96 and 175-96.1 - Pine Hill Road Development District, Permitted Uses and Special Exception Uses;** To amend the Permitted Uses within the Pine Hill Road Development District to include the following: Retail, Businesses, and Contractors Yard, Light (with specific conditions required). Further, to amend the Permitted Uses section to remove the following uses: Printing plant, community services, assembly operations, storage and use of heavy industrial and mechanical equipment, metal shops, laundries, and cleaning establishments.

To amend the uses permitted by Special Exception within the Pine Hill Road Development District by adding Light Industry as permitted and removing Kennels as a permitted uses.

- *** 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 permit such facilities by special exception in all districts except the Shorefront Residential District, 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.

*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:

Thursday, December 5th, 2019 edition of the Granite State News
Town of Wolfeboro Web Site
Town Hall
Library