

1                                   **TOWN OF ALTON PLANNING BOARD**  
2   **PUBLIC HEARING**  
3                                   **Tuesday, December 19, 2023, at 6:00 P.M.**  
4   **Alton Town Hall**  
5

6   **MEMBERS PRESENT**

7   Andrew Carter, Chair  
8   Roger Sample, Vice Chair  
9   William O’Neil, Clerk  
10   Scott Williams, Member  
11   Tom Diveny, Member  
12   Doug Brown, Member  
13   Lee Hillsgrove, Member  
14   Christine O’Brien, Alternate Member  
15   Nick Buonopane, Board of Selectmen’s Representative  
16   Tom Hoopes, Alternate Member  
17

18   **OTHERS PRESENT**

19   Jessica Call, Town Planner  
20   Norma Dietri, Building Inspector  
21   Tara Banford, Planning Consultant – via telephone  
22   Amy Grimm, property owner  
23   Cindy Terry, Wilcox & Barton Civil Engineers  
24   Chris Solomon, architect  
25   John Cronin, Esq.  
26   Dana Hough, Tighe & Bond  
27

28   **CALL TO ORDER**

29   Chair Carter called the meeting to order at 6:05 PM.  
30  
31   Introductions were made of the Board members.  
32

33   **AGENDA REVIEW**

34   Ms. Call added under Other Business: approval of release of Road Bond for Dobbins Brook for  
35   Phase 1 and 2 paving; Board positions for re-election.  
36

37   **MOTION: To approve the agenda as amended. Motion by Mr. Williams. Second by Mr.**  
38   **Buonopane. Motion passed unanimously.**  
39

40   **Public Hearing: Town Warrant Articles – Proposed Zoning Amendments**

41   *See attached.*  
42

43   Chair Carter read the public notice for the proposed zoning amendments into the record. The  
44   Board reviewed and discussed the amendments.  
45

46 Mr. Diveny stated he has a concern about #3 relating to the quality of roads in rural zones, noting  
47 the road qualities throughout town can vary so much; he stated there needs to be some kind of a  
48 factor involved to ensure the capacity of the road can be met. Mr. Williams stated that will be  
49 difficult and explain the classification of a Class V road. Mr. Buonopane stated he agrees and  
50 there needs to be specific language addressing the use of the roads and whether the road can  
51 handle the traffic produced by a proposed subdivision. Ms. Banford suggested that would be  
52 addressed in the subdivision regulations; she stated flexible zoning allows for a 20% increase in  
53 volume. Ms. Call stated any changes need to be drafted tonight at this public hearing.

54  
55 Mr. Hillsgrove stated he doesn't agree with changing the minimum lot sizes and road frontages;  
56 he stated there are already criteria in place and he doesn't agree with the flexible zoning; he  
57 believes there will be increased problems with developers and increased burdens on the Town.

58  
59 Mr. Williams explained the process for developing proposed zoning amendments; he stated there  
60 are multiple public meetings; all amendments are forwarded to Town Counsel for review and  
61 approval. He stated many of the items are issues brought up by staff; other items are to align the  
62 Town with RSA requirements and definitions.

63  
64 Chair Carter opened the hearing to input from the public relating to Amendment #1. None was  
65 indicated.

66  
67 **MOTION: To move the proposed Zoning Amendment #1 to the Town Warrant ballot.**  
68 **Motion by Mr. Williams. Second by Mr. Buonopane. Motion passed unanimously.**

69  
70 The Board discussed the state definition of a junkyard. Ms. Banford stated the state definition is  
71 more than 2 unregistered vehicles. Mr. Hillsgrove suggested there be an emphasis on that limit  
72 within the amendment.

73  
74 Chair Carter opened the hearing to input from the public relating to Amendment #2.

75  
76 John Gilligan, resident, stated he agrees with Mr. Hillsgrove's suggested to help voters easily  
77 understand what is being proposed. The Board discussed having more details added to the  
78 rationale.

79  
80 **MOTION: To move the proposed Zoning Amendment #2 to the Town Warrant ballot.**  
81 **Motion by Mr. Buonopane. Second by Mr. Williams. Motion passed 8-1-0.** Mr. Hillsgrove  
82 opposed.

83  
84 The Board discussed Amendment #3. Mr. Hillsgrove reiterated he doesn't agree with reducing  
85 lot sizes and road frontage. Mr. Williams stated there is a lot of expense to building roads and  
86 this will help with lowering the costs for home ownership, and allow people to use closed roads  
87 and put more houses on a road. He stated these roads will be built to a different standard and will  
88 not be the responsibility of the Town which is a bonus to taxpayers. Mr. Hillsgrove stated he is  
89 concerned more developers will come in and ask the Town to take over the roads. He stated he is  
90 opposed to the expansion of waivers and more condensed development.

91

92 Chair Carter opened the hearing to input from the public relating to Amendment #3.

93

94 A resident stated they moved to Town a few years ago because of the rural nature; she stated she  
95 is concerned about the Board members wanting so much development and doesn't believe its  
96 beneficial for the people of the Town. She stated there aren't a lot of businesses in Town to bring  
97 more people and questioned whether the school system can handle more students. She stated its  
98 important to maintain the rural character and it should be up to the residents to decide if  
99 development is allowed. Chair Carter stated the intentions in these ordinances are to control  
100 where and how developments are created. There was further discussion about the purpose and  
101 intentions with the amendment. Mr. Buonopane explained there are a lot of stipulations in place  
102 for this scenario and it will be up to voters to accept flexible zoning or not. There was also  
103 discussion of the unit sizes. Ms. Banford stated there are no changes to the kinds of dwelling  
104 units allowed with in Town, it simply adds it to this zone. The Board agreed to replace the word  
105 "homes" with "dwelling units".

106

107 **MOTION: To move the proposed Zoning Amendment #3 to the Town Warrant ballot.**  
108 **Motion by Mr. Williams. Second by Mr. Buonopane. Motion passed 8-1-0.** Mr. Hillsgrove  
109 opposed.

110

111 Chair Carter opened the hearing to input from the public relating to Amendment #4. None was  
112 indicated.

113

114 **MOTION: To move the proposed Zoning Amendment #4 to the Town Warrant ballot.**  
115 **Motion by Mr. Buonopane. Second by Mr. Williams. Motion passed unanimously.**

116

117 Chair Carter opened the hearing to input from the public relating to Amendment #5. None was  
118 indicated.

119

120 **MOTION: To move the proposed Zoning Amendment #5 to the Town Warrant ballot.**  
121 **Motion by Mr. Williams. Second by Mr. Buonopane. Motion passed unanimously.**

122

123 Chair Carter opened the hearing to input from the public relating to Amendment #6. None was  
124 indicated.

125

126 Chair Carter stated the purpose of this amendment is to make the ordinance align with state  
127 statutes.

128

129 **MOTION: To move the proposed Zoning Amendment #6 to the Town Warrant ballot.**  
130 **Motion by Mr. Buonopane. Second by Mr. Brown. Motion passed unanimously.**

131

132 Chair Carter opened the hearing to input from the public relating to Amendment #7. None was  
133 indicated.

134

135 Mr. Williams explained the purpose of this is to remove the word "church" and to align better  
136 with state statute.

137

138 **MOTION: To move the proposed Zoning Amendment #7 to the Town Warrant ballot.**  
139 **Motion by Mr. Buonopane. Second by Mr. Brown. Motion passed unanimously.**

140  
141 Chair Carter opened the hearing to input from the public relating to Amendment #8. None was  
142 indicated.

143 Chair Carter stated the purpose of this amendment is to make the ordinance align with state  
144 statutes.

145  
146 **MOTION: To move the proposed Zoning Amendment #8 to the Town Warrant ballot.**  
147 **Motion by Mr. O’Neil. Second by Mr. Buonopane. Motion passed unanimously.**

148  
149 Chair Carter closed the public hearing on the proposed zoning amendments at 7:20 PM.

150  
151 The Board took an 8 minute recess.

152  
153 **1. Completeness Review of Application and Public Hearing if Application is Accepted as**  
154 **Complete**

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|--|--|---|
| <b>Case #P23-23<br/>Jean &amp; Charlna Croteau, Applicants &amp; Agents<br/>for the Alton Bay Campmeeting Association<br/>(ABCA), d/b/a the Alton Bay Christian<br/>Conference Center (ABCCC), Owner</b> | <b>Map 34 Lot 33<br/>28 Winni Avenue</b> | <b>Minor Site Plan<br/>Residential Zone (R)</b> |
|--|--|---|

155 Proposal: To amend an existing site plan to include the addition of a ½ bathroom with laundry  
156 facilities.

157  
158 Chair Carter read the public notice into the record. The Board reviewed the application for  
159 completeness. Ms. Call confirmed all submission requirements were met.

160  
161 **MOTION: To accept the application for Case #23-23 as complete. Motion by Mr.**  
162 **Buonopane. Second by Mr. Brown. Motion passed unanimously.**

163  
164 Chair Carter confirmed a Special Exception was approved by the Zoning Board of Adjustment.

165  
166 Jean Croteau, applicant, stated they want to put a roughly 5.5’ x 8’ addition to their house; he  
167 stated they want to move the laundry upstairs with access from inside the house.

168  
169 Mr. Williams stated he believes the name of the plan designer should be indicated on the plans,  
170 with permission to use the plans. Chair Carter noted Stephanie Richard of Changing Seasons,  
171 PLLC has taken ownership and is responsible for plans presented. Ms. Call noted on the last  
172 page of the plan there are notes that reference the plan from Jeff Green.

173  
174 Ms. Call confirmed the ZBA approved the expansion of the nonconforming use. She confirmed a  
175 letter of approval was also received from the campground.

176  
177 Mr. Hillsgrove questioned the distance between this house and the abutting house and whether a  
178 waiver is needed as its less than 20’. Mr. Williams stated concrete board is being used in the

179 construction and he is fine with it for the fire protection aspect. Chair Carter noted the ZBA has  
 180 already granted approval. He noted no comments were received from the Fire Department.

181  
 182 Chair Carter noted the traffic impact is not going to change; the sewer system will not be  
 183 changing; a large tree is being removed that is in the adjacent area. Mr. Croteau stated the  
 184 lighting is not changing and is adequate for safe access to the home. The utilities are not  
 185 changing; the water line will not be affected. The Board agreed 24 months is appropriate for  
 186 substantial completion.

187  
 188 Chair Carter opened the hearing to input from the public. None was indicated.

189  
 190 **MOTION: To approve Case#23-23 with a one year start and two year completion with all**  
 191 **Planning Board conditions precedent and subsequent. Motion by Mr. Williams. Second by**  
 192 **Mr. Buonopane. Motion passed unanimously.**

193  
 194 **2. Conceptual Consultation**

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|---|--|---|
| <p><b>Case #P23-26</b><br/> <b>The Lakes Hospitality Group, LLC,</b><br/> <b>Owners</b></p> | <p><b>Map 16 Lot 20</b><br/> <b>Cherry Valley Road</b></p> | <p><b>Conceptual Consultation</b><br/> <b>Rural Zone (RU)</b></p> |
|---|--|---|

195 Proposal: Site Plan and Subdivision review for a Commercial Function Facility, Restaurant, and  
 196 multiple residences.

197  
 198 Chris Solomon, representative for the property owner, stated the lot is 150 acres and they want to  
 199 create a corporate retreat and event center; it would be a resort facility with a main lodge, guest  
 200 cottages and will be privately operated. He stated the center will have 18 luxury homes and  
 201 cottages; the goal will be to rent the entire facility; there will be a private gated entrance and the  
 202 facility will offer both sleeping and gathering spaces. Mr. Solomon stated there will be an onsite  
 203 shuttle service. He stated the property is on a hillside with panoramic views looking to Lake  
 204 Winnepesaukee; there will be wooded lots and they want to subdivide the lot into 20 individual  
 205 parcels, which will not be individually sold and rented with the entire facility. There will be a  
 206 road built to Town specifications. The houses will be single family homes with bathrooms,  
 207 bedrooms and kitchens, ranging from 1500 to 3,000 square feet in size. There will be a fire  
 208 cistern on the property; there will be sprinkler systems in the homes and meeting areas. There  
 209 will be solar panels installed on the property to support the electrical needs of the property. There  
 210 will be walking trails throughout the property; there will be various parking areas on the  
 211 property. There will be a main club house, tennis courts and a swimming pool.

212  
 213 Mr. Williams noted the Town of Gilford will also need to be notified as an abutting town. Ms.  
 214 Call stated that will occur when the Design Review Phase is started and the Board will need to  
 215 determine whether there is a regional impact. An Alteration of Terrain permit from NH DES will  
 216 be required.

217  
 218 Mr. Solomon stated they will have a storm maintenance and operations plan and a clear  
 219 description which is defined by the State regulations. He stated they want to be responsible  
 220 neighbors and intend to keep all entertainment and music inside the buildings; he explained the

221 plans for all the lighting and it will be dark-sky compliant; a traffic study has been completed  
222 and submitted to the State of New Hampshire. There will be caretaker facilities as well.  
223

224 Chair Carter stated the future presentation will need to include phases and goals as well. Mr.  
225 Solomon stated they plan to start the road construction this spring with the home foundations  
226 going in next summer.  
227

228 John Cronin, Esq., stated public access to the restaurant is undetermined at this point as the plans  
229 are still be reviewed by insurance. He stated they will have more information at the next  
230 presentation regarding the phasing but they don't know what the market will be at the time,  
231 particularly regarding the cottages.  
232

233 **Other Business:**

234 **1. Old Business:**

235 **a. *Discussion with Town Engineer, Tighe & Bond, re: fee schedule***  
236

237 Dana Hough, Tighe & Bond, presented a fee schedule for review by the Board. He explained the  
238 breakdowns of the costs; he stated they have nearly 600 professionals that work for them and  
239 have a vast base of expertise and resources. The Board discussed the differences between the  
240 various quotes received for engineering services.  
241

242 **b. *Discussion re: 2024-2029 CIP Plan***

243 Ms. Call stated the Board of Selectmen reviewed the CIP Plan along with the budget and what  
244 was passed for the budget, mimics the CIP Plan.  
245

246 **c. *Deadline to apply for Short-Term Rental Permit extended to April 1, 2024***  
247

248 **2. New Business:**

249 **a. *Approval of Minutes: Planning Board meeting minutes of November 21,***  
250 ***2023*** – Postponed for clarification on CIP discussion.  
251

252 **b. *Approval of the 2024 Town of Alton Planning & Zoning Board of***  
253 ***Adjustment Meeting Schedule***  
254

255 **MOTION: To approve the 2024 Planning Board meeting schedule. Motion by Chair**  
256 **Carter. Second by Mr. O'Neil. Motion passed unanimously.**  
257

258 **c. *Release Road Bond for Dobbins Brook***

259 The Board reviewed the letter from KV Partners. Ms. Call stated the existing bond was for the  
260 final pavement of phases 1 and 2; that has been completed.  
261

262 **MOTION: To release the road bond and replace it with a maintenance bond. Motion by**  
263 **Mr. Williams. Second by Mr. Buonopane. Motion passed unanimously.**  
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**3. Correspondence for the Board's review/discussion/action:**

Ms. Call stated Mr. Williams and Mr. Brown are up for re-election; the filing period is January 22 to February 4, 2024.

**Public Input:**

A resident asked what constitutes a short-term rental. Mr. Williams replied it is anything under 6 months. Chair Carter explained a rental for under 30 days is considered a short-term rental and the permit will be on a two year basis.

**ADJOURN**

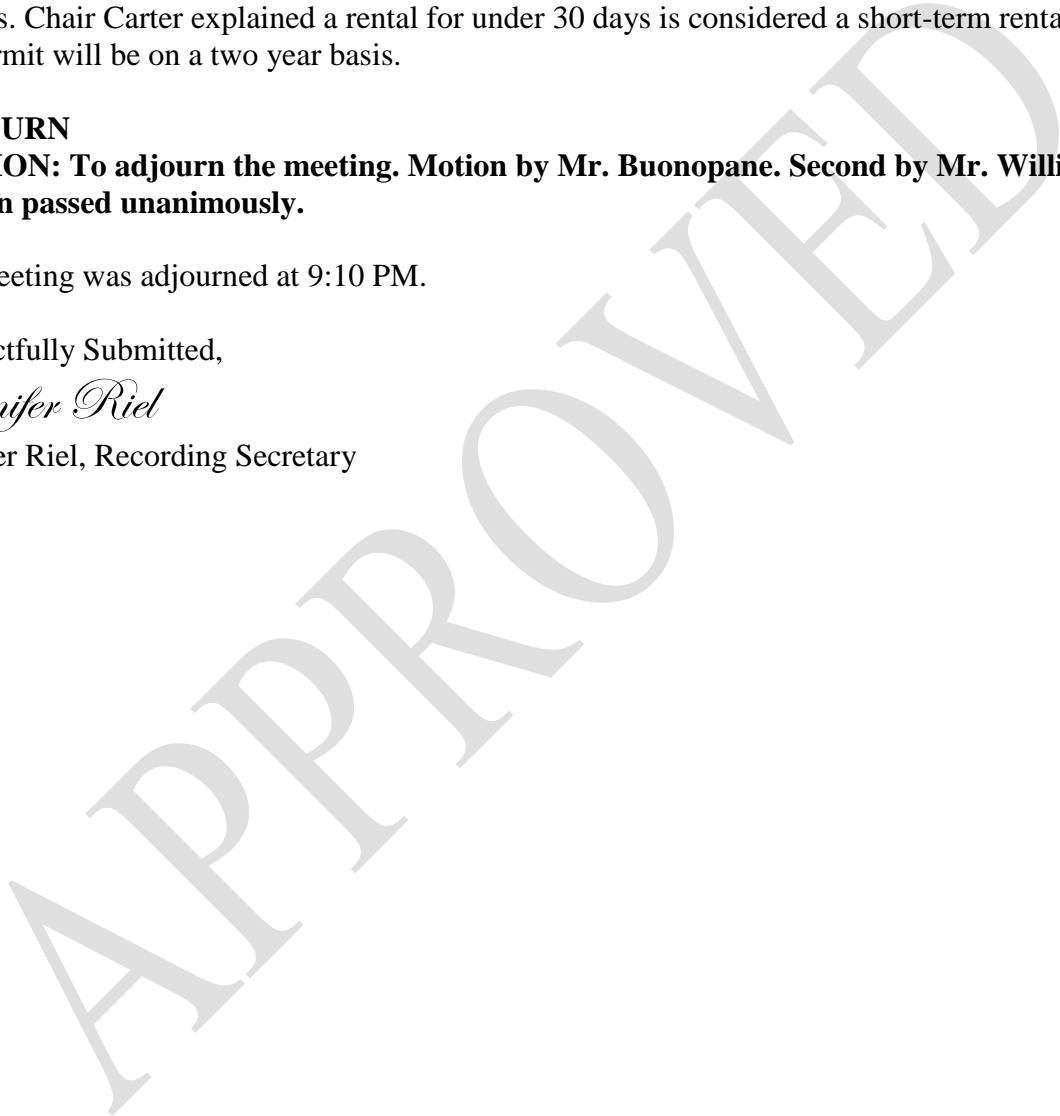
**MOTION: To adjourn the meeting. Motion by Mr. Buonopane. Second by Mr. Williams. Motion passed unanimously.**

The meeting was adjourned at 9:10 PM.

Respectfully Submitted,

*Jennifer Riel*

Jennifer Riel, Recording Secretary



ATTACHMENT #1

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**2023-2024 AMENDMENTS TO THE TOWN OF ALTON, NH ZONING ORDINANCE  
PROPOSED BY THE ALTON PLANNING BOARD FOR BALLOT VOTE AT THE 2024  
TOWN MEETING**

**PLANNING BOARD PROPOSED AMENDMENT #1:**

To amend ARTICLE 200 DEFINITIONS by amending “Bed and Breakfast” to include accommodations for less than three (3) guests, as follows:  
“Bed and Breakfast: An owner-occupied single-family dwelling, where the owner or a live-in manager is present overnight during the period of rental, where three (3) *one (1)* to five (5) guest rooms are offered for transient use for overnight accommodation and a morning meal for compensation, with no provision for cooking or warming food in guest rooms.”

**Rationale:** To address potential conflicts with the recent approval of the short-term rental ordinance, this amendment is being proposed to allow less than three (3) guest rooms for transient use.

**PLANNING BOARD PROPOSED AMENDMENT #2:**

To amend ARTICLE 200 DEFINITIONS by adding a new definition for “Junk yard”, and to amend ARTICLE 400 ZONING DISTRICTS REGULATIONS, SECTION 401 PERMITTED USES – TABLE OF USES, by adding a new use, “D. 27 Junkyard”, and to renumber the uses for “D. Retail Business and Service” to be in numerical order; and to amend the existing definitions in ARTICLE 200 DEFINITIONS for “Automotive and Truck Junk Motor Vehicle Dealer”, “Automotive and Truck Motor Vehicle Dealer”, and “Automotive and Truck Used Motor Vehicle Dealer” to be consistent with State Law, as follows:

**A. ARTICLE 200 DEFINITIONS**

***“Junk yard: Any use which meets the terms and definitions of “junk yard” found in NH RSA 236:111-a and 112, as amended. This use is strictly prohibited in all zoning districts, except as otherwise allowed by this Zoning Ordinance for Automotive and Truck Junk Motor Vehicle Dealer, Automotive and Truck Motor Vehicle Dealer, or Automotive and Truck Used Motor Vehicle Dealer.”***

**B. ARTICLE 200 DEFINITIONS**

“Automotive and Truck Junk Motor Vehicle Dealer: Every person or firm who has an established place of business at which he is engaged full or part time in the business of buying second hand motor vehicles for the purpose of taking the same apart, or buying and selling parts of second-hand motor vehicles, or tires for the assembling of second hand motor vehicle parts, in accordance with RSA 236:112 V (c), as amended. ***Any use which meets the terms and definitions of “junk motor vehicle dealer” found in NH RSA 236: 112, V(c), as amended.”***

“Automotive and Truck Motor Vehicle Dealer: Every person engaged full or part-time in the business of selling or exchanging new and second-hand motor vehicles on commission or otherwise having complied in full with the intent and conditions of RSA 236:112 V (a), as amended. ***Any use which meets the terms and definitions of “new motor vehicle dealer” found in NH RSA 236: 112, V(a), as amended.”***

“Automotive and Truck Used Motor Vehicle Dealer: Every person or firm engaged full or part-time in the business of selling or exchanging second-hand motor vehicles on commission or otherwise having complied in full with the intent and conditions of RSA 236:112 V (b), as amended. ***Any use***



336 *which meets the terms and definitions of “used motor vehicle dealer” found in NH RSA 236: 112,*  
337 *V(b), as amended.”*

338 **Rationale:** This amendment is being proposed to add a new definition and use, and to clarify and  
339 distinguish various automotive definitions and uses to be consistent with State Law.

340

341 **PLANNING BOARD PROPOSED AMENDMENT #3:**

342 To amend ARTICLE 300 GENERAL PROVISIONS by adding SECTION 366 FLEXIBLE  
343 ZONING SUBDIVISION; and to amend ARTICLE 400 ZONING DISTRICTS REGULATIONS,  
344 SECTION 401 PERMITTED USES – TABLE OF USES, by adding “A. 5. Flexible Zoning  
345 Subdivision” to be allowed in the Residential Rural Zone (RR) and Rural Zone (RU), and to  
346 renumber the listing of “A. Residential Uses” to be in numerical order; and,

347 To amend ARTICLE 300 GENERAL PROVISIONS, SECTION 319 ACCESSORY DWELLING  
348 UNIT STANDARDS and SECTION 327 SETBACK REQUIREMENTS; to amend ARTICLE 400  
349 ZONING DISTRICTS REGULATIONS in the Rural Zone (RU), SECTION 452 RESTRICTIONS  
350 GOVERNING USE; and, to amend in the Residential Rural Zone (RR), SECTION 463  
351 RESTRICTIONS GOVERNING USE, to make reference to ARTICLE 300 GENERAL  
352 PROVISIONS, SECTION 366 FLEXIBLE ZONING SUBDIVISION; *and, To repeal the provision*  
353 *in ARTICLE 400 ZONING DISTRICTS REGULATIONS in the Rural Zone (RU), SECTION 452*  
354 *RESTRICTIONS GOVERNING USE, that restricts the construction of two (2) separate single-*  
355 *family dwellings only on a lot with more than 45 acres*

356

357 **ARTICLE 400 ZONING DISTRICT REGULATIONS**

358

359 D. All lots created after March 2007 must have a minimum buildable area made up of contiguous  
360 upland and slopes (not greater than 25% grade), of no less than 75% of the minimum lot requirement  
361 for the zone.

362 \* On a lot with more than 45 acres, two (2) separate single-family dwellings may be constructed as  
363 long as the second home is situated on the lot so in the future it can be subdivided if need be. (Added 14  
364 March 2017)

365

366 **E. ARTICLE 400 ZONING DISTRICT REGULATIONS**

367

368 **SECTION 460 RESIDENTIAL RURAL ZONE (RR)**

369 **SECTION 463 RESTRICTIONS GOVERNING USE**

370 *Except as provided for in SECTION 366 FLEXIBLE ZONING SUBDIVISION, the following*  
371 *shall govern permitted and all other uses:*

372

373 **Rationale:** This amendment is being proposed to allow for flexibility in subdivision design to  
374 increase the diversity of the town’s housing stock, and other important resources in the community,  
375 in accordance with the Vision and Goals of the Master Plan. *This amendment also proposes to*  
376 *remove the provision that restricts the construction of two (2) separate single-family dwellings in*  
377 *the Rural Zone only on a lot with more than 45 acres, therefore, allowing for a more flexible*  
378 *housing stock.*

379

380 **PLANNING BOARD PROPOSED AMENDMENT #4:**

381 To amend ARTICLE 300 GENERAL PROVISIONS by amending SECTION 329  
382 CONDOMINIUMS to be consistent with State Law, as follows:

383

384 **ARTICLE 300 GENERAL PROVISIONS**

385 **SECTION 329 CONDOMINIUMS**

386 Condominium ownership of property when permitted by this ordinance shall conform to the  
387 following procedures and standards:

388

389 **A. Conversions:**

390

391 Condominium Conversions of existing structures and uses, as regulated under RSA 356-B:5, as  
392 amended, **and new construction for condominium conveyance**, is **are** permitted in any district  
393 and requires **site plan and** subdivision approval by the Planning Board.

394 1. The site and subdivision plans shall contain all the required information as described in  
395 RSA 356-B:20, as amended, **and** “Contents of the Site Plans and Floor Plans”, of RSA  
396 356-B, as amended, of the Condominium Act.

397

398 **B. New Construction for Condominium Conveyance:**

399

400 In all zones where multi-family dwellings are permitted uses, the construction of new multi-  
401 family dwellings to be conveyed as condominiums shall require Planning Board approval.  
402 Construction shall not exceed five (5) units per building for all multi-family structures built after  
403 2004.

404 2. The Alton Planning Board's power to approve specifically includes the power to minimize  
405 impact on the town services by requiring phasing in appropriate circumstances, **pursuant to** (RSA  
406 674:36, as amended).

407

408 3. 1. The applicant shall be required to obtain Planning Board approval of the following:

409 a. The subdivision;

410 b. The site plan; (Only required if the application is considered under the definition of Authority for  
411 Site Plan Review (RSA 674:43, as amended));

412 c. The form of ownership, including condominium instruments;

413 d. The site and subdivision plans shall contain all the required information as described in RSA 356-  
414 B:20, as amended, **and** “Contents of the Site Plans and Floor Plans”, of RSA 356-B, as amended, of  
415 the Condominium Act.; **and**,

416 e. The Town’s Attorney shall review all documents of the Condominium submission and provide the  
417 Planning Board with an opinion.

418 Before the condominium instruments may be recorded, the proposed condominium must conform to  
419 all current **zoning** ordinances, **site plan review regulations**, subdivision regulations, codes, or  
420 covenants of the Town of Alton or the State of New Hampshire. In the case of conflict, the more  
421 restrictive shall apply. No local permits shall be issued until final approval has been granted by the  
422 Planning Board.

423

424 **Rationale:** This amendment is being proposed to make this section consistent with State Law by  
425 removing previously noted restrictions.

426

427 **PLANNING BOARD PROPOSED AMENDMENT #5:**

428 To amend ARTICLE 200 DEFINITIONS by amending the definition for “Self-Storage Facility” to  
429 allow individual units for sale, as follows:

430 “Self-Storage Facility: A structure or group of structures containing separate, individual, and private  
431 storage spaces of various sizes *to be* leased, or rented, **or sold** on an individual basis.”  
432

433 **Rationale:** This amendment is being proposed to allow for the condominiumizing of individual  
434 units.  
435

436 **PLANNING BOARD PROPOSED AMENDMENT #6:**

437 To amend ARTICLE 400 ZONING DISTRICTS REGULATIONS, SECTION 401 PERMITTED  
438 USES – TABLE OF USES, “D. 47. Short-Term Rental” to be allowed in the Recreation Service  
439 Zone (RS), as follows:  
440

441 **ARTICLE 400 ZONING DISTRICT REGULATIONS**

442 SECTION 401 PERMITTED  
443 USES – TABLE OF USES: D.  
444

445 **Rationale:** This use was voted in on March 28, 2023, but is being presented a second time to allow  
446 for proper noticing. Pursuant to NH RSA 675:7, as amended, proposed changes to a zoning  
447 ordinance that would change the permitted uses in a zoning district that includes 100 or fewer  
448 properties require notice of a public hearing on the amendment to be sent by first class mail to the  
449 owners of each property in the district. In this instance, this includes the Recreation Service Zone  
450 (RS).  
451

452 **PLANNING BOARD PROPOSED AMENDMENT #7:**

453 To amend ARTICLE 200 DEFINITIONS by renaming the use “Church” to “Religious Use of Land  
454 and Structures”; and to amend ARTICLE 400 ZONING DISTRICTS REGULATIONS, SECTION  
455 401 PERMITTED USES – TABLE OF USES, by renaming the use “Church” to “B. 1. Religious Use  
456 of Land and Structures”, and to allow the use in all zoning districts, to be consistent with State Law,  
457 as follows:  
458

459 **A. ARTICLE 200 DEFINITIONS**  
460

461 Church *Religious Use of Land and Structures:* A building or structure, or a group of buildings or  
462 structures that by design and construction is primarily intended for conducting organized religious  
463 services and associated accessory uses.  
464

465 **Rationale:** This amendment is being proposed due to a new State Law that went into effect on July  
466 1, 2022, prohibiting municipalities from regulating zoning or site plans for the religious use of land  
467 and structures. It further amends the name of the definition to be consistent with the State.  
468

469 **PLANNING BOARD PROPOSED AMENDMENT #8:**

470 To amend *repeal* ARTICLE 600 SECTION 601 SHORELAND PROTECTION OVERLAY  
471 DISTRICT *based upon the fact that State Law already gives the Town the ability to enforce the*  
472 *provisions of NH RSA 483-B Shoreland Water Quality Protection Act* to elaborate on what the  
473 Town can oversee instead of leaving it up to the State, as follows:  
474

475 **ARTICLE 600 OVERLAY DISTRICTS**

476 SECTION 601 SHORELAND PROTECTION OVERLAY DISTRICT  
477 REFERENCE RSA 483:B, as amended.

478 *The Town adopts any regulation which meets the intention of the Shoreland Water Quality*  
479 *Protection Act found in NH RSA 483:B, as amended.*

480

481 **Rationale:** *This ordinance is redundant; it's proposed to be repealed due to the fact that NH RSA*  
482 *483-B:8, III, already gives the town the ability to enforce the provisions of NH RSA 483:B*  
483 *Shoreland Water Quality Protection Act.* This amendment empowers the Town to enforce the  
484 regulations already required by and enforceable by the State through their Shoreland Water Quality  
485 Protection Act.

APPROVED