

November 15, 2018 Public Meeting Proposed Changes

1. *Proposed Changes to Small detached building regulations found under section D.2 in the Zoning Building and Ordinances.*

Old and Proposed Changes

D.2. Side and Rear Setback

Side and Rear Setback: Minimum distance from the lot side lines and lot rear lines to any buildings shall be forty feet (40'), providing, however, ~~that small detached buildings may be approved to within twenty feet (20') of a lot line.~~ **the minimum distance from lot side lines and lot rear lines to any small detached building (any building not larger than 100 square feet) shall be ten feet (10').**

2. *Proposed Sign Regulation Changes*

Original Wording:

G. OUTDOOR ADVERTISING

For the purpose of this ordinance, outdoor advertising shall be classified as commercial use, and shall be regulated according to the provisions of paragraph V.E.

E. Outdoor Advertising

Outdoor advertising shall be permitted only in conformity to the following regulations:

1. An outdoor sign shall not be larger than twenty (20) square feet for a business and shall not be larger than six (6) square feet for non-business related signage. Signs in excess of twenty (20) square feet in size, may be permitted by special exception, provided that the proposed sign is located on the premises of the business advertised, and is otherwise in compliance with all other restrictions set forth in this ordinance.
2. It shall not be placed within twenty-five feet (25') of a road centerline nor within one hundred-fifty feet (150') of an intersection unless affixed to a building and not extended beyond or above the same by more than three feet (3').
3. Illumination shall only be by continuous non-flashing and non-colored light and shall conform to the provisions of Section III.L.
4. A zoning permit for erection shall be procured from the Building Inspector at the usual fee.
5. Permanent advertising shall be permitted only on the premises of the commercial property advertised.
6. Off-premises advertising may be allowed only by special exception.

Proposed Wording:

G. OUTDOOR ADVERTISING (NO CHANGES PROPOSED)

For the purpose of this ordinance, outdoor advertising shall be classified as commercial use, and shall be regulated according to the provisions of paragraph V.E.

E. Outdoor Advertising

E.1 Conforming Outdoor Advertising

Outdoor advertising shall be permitted only in conformity to the following regulations:

1. Signage will only be allowed in recreational and commercial district, unless by exception.
2. An outdoor sign shall not be larger than ~~twenty (20)~~ square feet. A larger sign, of up to ~~thirty (30)~~ square feet in size, may be permitted by special exception, provided that the proposed sign is located on the

premises of the business advertised, and is otherwise in compliance with all other restrictions set forth in this ordinance, see also lighting requirements (III.L).

3. ~~It shall not be placed within twenty five feet (25')~~ of a road centerline nor within one hundred fifty feet (150') of an intersection. Signage shall be placed no less than five (5) feet from the property line set back unless affixed to a building and not extended beyond or above the same by more than three feet (3').
4. At no time may signage impair or impede vision of traffic.
5. If signage is intended to face in two directions, signage must be built back-to-back to ensure smallest footprint possible.
6. Home business signage is subject to provisions of V.E. and A.2.b.ii. Signs must be simple and are not permitted to be illuminated or have sound.
7. Illumination shall only be by continuous non-flashing and non-colored light and shall conform to the provisions of Section III.L.
8. The following signs are prohibited: Neon, tubular gas, animated, flashing, noise making, changeable electronic message boards or signs that have lights of changing degrees of intensity, brightness or color, or intermittently or intensely lit signs that could present a potential distraction or safety hazard to passing motorists or pedestrians, except as otherwise provided herein. Temporary seasonal holiday decorations are not considered as part of this regulation.
9. Signage shall be allowed by variance and special exception in accordance with the appropriate requirements for the type of use granted.
10. A zoning permit for erection of signage shall be procured from the Building Inspector at the usual fee.
11. Permanent advertising may be allowed only by special exception.
12. Billboards are prohibited.
13. Every attempt should be made to preserve the character and charm of the town when considering the design and installation of outdoor signage.

E.2 Existing Non-Conforming Signs (**NEW SECTION**):

Every sign lawfully in existence at the time of adoption of these regulations may continue in existence and be maintained by the owner of the premises, but may not be changed in any of its dimensions or character or be moved, unless it is made to comply with these regulations. In the event there is a change of ownership of the premises, a change of tenants, or a reconstruction of a sign, then all signs must be brought into compliance with these regulations.

Any non-conforming signs, the use of which had been discontinued for a period in excess of ninety (90) days, shall not be reestablished, restored or repaired unless it is made to comply with these regulations.

3. *Proposed Excavation Regulation Changes*

1. The board was in agreement to define the term “operation” on page two (2) as follows:

Original Wording:

“OPERATION” For the purposes of Sections III.4-a.O and P of these regulations, the term “operation” includes the operation of any heavy motorized equipment or vehicles or the use of back-up warning devices or other noise-generating devices. It includes excavation activities, as well as any activity ancillary to excavation, such as land clearing or reclamation, which generates noise from power equipment such as bulldozers or chainsaws. The term does not include the use of personal passenger vehicles to access or inspect the site or normal conversation.

Revised Wording:

“OPERATION” For the purposes of Sections III.4-a.O and P of these regulations, the term “operation” includes the operation of any heavy motorized equipment or vehicles or the use of back-up warning devices or other noise-generating devices. It includes excavation activities, as well as any activity ancillary to excavation, such as land clearing or reclamation, which generates noise from power equipment such as bulldozers or chainsaws, **except those allowed by conditions specifically noted in the permit.** The term does not include the use of personal passenger vehicles to access or inspect the site or normal conversation.

2. The board was in agreement to define the warm-up period section on page three (3) for clarification purposes as follows:

Original Wording:

None.

Suggested Wording:

The warm up period is the 15 minutes immediately preceding, the by established town regulation, or by permitted exemption, start time of excavation activities. See section III.4.a. Operation Standards section P for additional guidelines.

3. The board was in agreement to define the explanation of warmup activities on page 13 as follows:

Original Wording:

None.

Revised Wording:

Add explanation of warm up activities add in new “P” and renumber: Warm up activities are limited to the warm up of loader engines only and may be conducted as long as the loader is located in such a location/ position that noise from this preparatory activity will not be noticeable to abutters and neighbors. The use of the warm up period is granted by conditional permitting only at the approval of the Planning Board.

4. Columbus Day (page 13): The board was in agreement to remove Columbus Day as a holiday that excavation and related activities may not occur and to allow for operations to occur during the holiday. The reasoning behind this discussion is that Columbus Day while a recognized state and federal holiday; New Hampshire State Offices do not close for the holiday and continue business as usual.

Original Wording:

P. No “operation” as defined in Section III.1 of these regulations shall take place on Saturdays, Sundays, or legal state and federal holidays.

Revised Wording:

P. No “operation” as defined in Section III.1 of these regulations shall take place on Saturdays, Sundays, or legal state and federal holidays; with the exception of Columbus Day. Columbus Day is excluded from this list of holidays and work may be performed on this day.