

**Are you in favor of the adoption the following amendment to the Subdivision Regulations as proposed by the Easton Planning Board?**

All subdivisions, consisting of 4 lots or more, must include either a filled dry hydrant cistern, with a minimum capacity of 10,000-gallon capacity, or other water supply. The cistern/water supply is to be placed in an area approved by the Town of Easton Fire Department Chief or his designee. The cistern/water supply is to be designed in accordance with the current edition of NFPA (National Fire Protection Agency) 1231 and must be approved by the Easton Fire Chief or his designee. The Fire Chief may require additional gallon capacity and/or require a fire cistern/water supply in a subdivision with less than 4 lots. The Fire Department will be responsible for the refilling of the cistern when used.

**Are you in favor of the adoption the following amendment to the Wetlands Conservation Overlay District Zoning as proposed by the Easton Planning Board?**

Proposed changes/addition to Wetlands Conservation Overlay District Zoning:

***Bold/Italics:*** additions

**H. CONDITIONAL USES**

All activities in the Wetland Conservation Overlay District not listed in Section VII, Permitted Uses, above are presumed to impair the wetland functions and values unless proven otherwise by the applicant as provided below. After review and recommendation by the Conservation Commission, the following uses may be granted a Conditional Use Permit by the Select Board:

1. Accessory structures, ***excluding transmission structures***, in the wetland buffer associated with legally pre existing primary structures if it is demonstrated that no practicable alternative exists elsewhere on the lot.

2. The construction, repair, or maintenance of streets, roads, and other access ways, including driveways, footpaths, bridges, and utility right of way easements ***and their infrastructure*** including power lines and pipelines, ~~if essential to the productive use of land adjacent to the Wetlands Conservation Overlay District. These uses shall be located and constructed in such a way as to minimize any detrimental impact upon the wetlands and consistent with state recommended design standards (see Fish and Game Department 2008), and only if no viable alternative is available~~ ***providing that all of the following conditions are found to exist:***

***a. The proposed construction is essential to the productive use of land not within the Wetlands Conservation District.***

***b. Design and construction methods will be of the same type, materials, construction and height as the existing infrastructure, to minimize detrimental impact upon the wetlands and their aesthetic qualities and will include restoration of the site to original grade and condition. (For example, direct-embedded wood poles will be replaced with the same, of the same height. Metal bear guards may be wrapped around wooden transmission poles. Direct embed wood poles may not be replaced with concrete foundation and attached metal structures.) Addition of fiber-optic to existing transmission structures requires approval and lease terms approved by the Easton Planning Board and Easton Board of Selectmen.***

**c. No alternative route or construction method which does less damage to wetlands and their aesthetics is feasible.**

**d. Economic advantage alone is not the reason for the proposed construction or type of construction.**

**A complete boundary survey of the utility's easement signed and sealed by a surveyor licensed in the State of New Hampshire and accepted by the Easton Board of Selectmen is required for any pole replacements/upgrades, and/or work involving clearing of the easements beyond the area presently cleared.**

3. Agricultural activities consistent with best management practices as published by the NH Department of Agriculture Markets and Food.

4. Forestry activities consistent with best management practices as published by the NH Department of Resources and Economic Development and NH Cooperative Extension. As specified in Logging Operations (Env-Wt 304.05), all skid trails, truck roads and log landings shall be located 50 feet from streams or ponds and designed using appropriate erosion control devices. Stream and wetlands crossings shall be kept to a minimum in size and number.

5. Water impoundments for the purpose of creating a water body for wildlife, fire safety, or recreational uses. Conditional Use Permits may be granted for impoundments for on-site detention of stormwater runoff in buffers only.

6. Disposal of snow and ice collected from roadways and parking areas.

7. Other uses that the applicant proves will not interfere with the wetlands functions and values, water quality or value as wildlife habitat, pursuant to Section II.

**Prior to granting of a Conditional Use Permit under this Part, the applicant shall agree to submit a performance security to the Board of Selectmen. The security shall be submitted in a form and amount, with surety and conditions satisfactory for the Selectmen and approved by Town Counsel, to ensure that the construction has been carried out in accordance with the approved design. The security shall be submitted and approved prior to the issuance of any permit authorizing construction.**

**The Planning Board, in consultation with the Conservation Commission, may require the applicant to submit an environmental impact assessment when necessary to evaluate an application made under this Part. The cost of this assessment shall be borne by the applicant.**

**Are you in favor of the adoption the following amendment to Easton Zoning Ordinance as proposed by the Easton Planning Board?**

Change in Section D, Density Analysis.

~~D. Density Analysis: Prior to submitting an application for sub-division, the applicant shall complete a slope-density analysis to determine the allowable density for the subject parcel(s). Such analysis shall include a parcel map showing average slope and an indication of the total area in acres of the parcel having a slope between 15% to 20%, 20% to 25% and greater than 25%. Density will be calculated on the basis of degree of slope. That portion of a parcel with less than 15% slope may be divided into building lots of no less than 3 acres; that portion of the parcel having a slope between 15 and 20% may be divided into building lots of no less than 8 acres; that portion of the parcel having a slope between 20 and 25% slope may be divided into building lots of no less than 10 acres; that portion of the parcel having a slope of greater than 25% may be divided into building lots of no less than 20 acres. In the designation of building lots each lot shall have a portion of less that 15% slope in excess of 1 acre and be designated as the building location for that lot. Septic systems may not be installed on slopes greater than 15%~~

*D. Density Analysis: Prior to submitting an application for subdivision, the applicant shall complete a slope-density analysis to determine the whether the subject lot(s) meet the minimum SHRD lot size requirement. Such analysis shall include a lot elevation map highlighting the areas of the lots having a slope between 15% to 25% and areas having a slope greater than 25%, along with the total acreage per lot having a slope between 15% to 25% and the total acreage per lot having a slope greater than 25%.*

*A lot meets the minimum SHRD lot size requirement if the sum of Lot acreage having slope less than 15%, plus 33 percent of Lot acreage having slope between 15% and 25%, is greater than 3 acres, for that lot.*

*In other words:*

*100% x (Lot acreage having slope less than 15%) + 33% x (Lot acreage having slope between 15% and 25%) must be greater than 3 acres.*

*Areas having slope greater than 25% do not count toward the calculation. Each lot shall have at least 1 contiguous portion of less than 15% slope in excess of 1 acre, which can be designated as the building location for that lot. Septic systems may not be installed on slopes greater than 15%.*

*The minimum SHRD lot size requirement is independent of other lot size/setback requirements that may also apply to the parcel(s).*