

## **Public Hearing Notice**

### **Planning Board**

#### **Easton, New Hampshire**

The Easton Planning Board will hold a public hearing on Wednesday, October 27, 2021, at 6:00 p.m. at the Town Hall at 1060 Easton Valley Road to receive public comments on the following proposed amendments to the Easton Zoning Ordinance.

#### Amendment No. 1

Would reorganize and renumber the Ordinance and make minor revisions to text and provisions throughout the Zoning Ordinance to clarify, update, correct, make consistent and add more detail where needed. This would include but not be limited to the following:

Article 3 - Addition and modification of definitions for several terms used in the Ordinance.

Article 4 - Clarification of zoning permit requirement.

Article 5 - Revised provisions for nonconforming uses and addition of provisions for nonconforming structures and lots.

Article 6 - Addition of sale of agricultural products to Permitted uses.

Article 7 - Clarification of minimum lot size and maximum density.

Article 9 - Addition of provisions for expansion of nonconforming use or structure in wetland buffer in Wetlands Conservation Overlay District (formerly Section 604, now would be Section 901) ; addition of required language in Flood Hazard Zone (formerly Section 607, now would be Section 904).

Article 10 - Addition of Equitable Waivers of Dimensional Requirements as provided in state law; add sample conditions for consideration by ZBA and Planning Board.

#### Amendment No. 2

Would add provisions for Accessory Dwelling Units including added Definitions in Article 3, addition of attached accessory dwelling as a Permitted Use in Section 602.1, and detached accessory dwelling units in preexisting accessory buildings as a Special Exception in Section 602.2. Would also add new Accessory Dwelling section to Article 8.

#### Amendment No. 3

Would move churches and schools from Permitted Uses in Section 602.1 to Special Exceptions in Section 602.2, and add preschool to uses allowed by Special Exception.

#### Amendment No. 4

Would provide opportunities for short term rental of dwellings and of rooms in dwellings within certain limits. Amends Article 3 Definitions and Section 801 Home Occupations to allow rental of one or two rooms to up to a total of three guests in an owner-occupied home, as an Accessory Use for nontransient guests and as a Home Occupation for transient guests. The terms "Short Term Rental" and "Transient" would be added to Section 3 Definitions, and "Short Term Rental" would be added as a Permitted Use in Section 602.1. A definition for "Tourist Homes" would be added to Section 3 Definitions, and the number of allowed guest rooms changed from 8 rooms to 5 rooms in Section 602.2 Special Exceptions with a limit of 10 lodgers.

#### Amendment No. 5

Would replace Section 804 Illuminations in its entirety with a new Outdoor Lighting section with provisions to address light pollution and glare. The new section also contains exemptions and a process for temporary permits.

#### Amendment No. 6

Would replace Section 606 Steep Slopes, Hillside & Ridgeline Development Overlay District and Appendix with a new Steep Slope Overlay District with performance standards that would apply to development on slopes over 15%.

#### Amendment No. 7

Would revise and expand the Special Exception Criteria in Section 1003 Special Exceptions.

#### Amendment No. 8

Would add a new Section to Article 4 Application of Regulations authorizing the Planning Board to adopt Site Plan Review Regulations for the development or change or expansion of nonresidential uses and for multi-family dwelling units.

The complete text of the proposed amendments can be viewed at the Town Office during regular business hours and on the Town's website at <https://easton-nh.org/>.

Written comments may be submitted in advance of the hearing addressed to Easton Planning Board, 1060 Easton Valley Rd., Easton, NH 03580.