

ARTICLES 2 THRU 10

PLACE AN X IN THE CIRCLE AFTER EACH ARTICLE FOR WHICH YOU CHOOSE TO VOTE:

Article 2: ARE YOU IN FAVOR OF AMENDING THE COMMUNITY PLANNING ORDINANCE ARTICLE IV, GENERAL PROVISIONS, C, (FLOOD ELEVATIONS) AS FOLLOWS:

Replace “manufactured home trailer” with “manufactured housing”.

YES, YOU ARE IN FAVOR

NO, YOU ARE NOT IN FAVOR

Article 3: ARE YOU IN FAVOR OF AMENDING THE COMMUNITY PLANNING ORDINANCE BY MOVING TWO SENTENCES CURRENTLY IN ARTICLE XI, DEFINITIONS, TO ARTICLE IV, GENERAL PROVISIONS AND ARTICLE XI, DEFINITIONS, AS FOLLOWS:

Community Planning Ordinance Article IV.I, Seasonal Dwellings, would read as follows:

I. Seasonal Dwellings. Any seasonal dwelling may be converted to a permanent dwelling unit provided that local and State sewage disposal regulations and all other local regulations are met. Applicants should also consult Article III. C for the property dimensions, setbacks, and density requirements; and Article V for building permit requirements.

and

Community Planning Ordinance, Article XI, Definitions, (Seasonal Dwelling Unit) would read as follows:

Seasonal Dwelling Unit. Any structure intended for shelter or housing, meant for casual and intermittent occupancy (not greater than nine (9) consecutive months); not the principal place of abode for owner, tenant or occupant. See also, “Dwelling Unit.”

YES, YOU ARE IN FAVOR

NO, YOU ARE NOT IN FAVOR

Article 4: ARE YOU IN FAVOR OF AMENDING THE COMMUNITY PLANNING ORDINANCE ARTICLE IV, GENERAL PROVISIONS, J, (PERMANENT FOUNDATIONS), BY REPLACING: BOCA National; WITH: New Hampshire?

YES, YOU ARE IN FAVOR

NO, YOU ARE NOT IN FAVOR

Article 5: ARE YOU IN FAVOR OF AMENDING THE COMMUNITY PLANNING ORDINANCE ARTICLE III, USE APPLICATION, C.7, (AREAS AND DIMENSIONS FOR STRUCTURES AND/OR BUILDINGS) AS FOLLOWS:

III.C. Areas and Dimensions for structures and/or buildings:

1. The minimum lot area is 2 acres.
2. The minimum lot width at the building line is 200 feet
3. The minimum lot depth from the front property line is 200 feet.
4. The minimum lot width at the road frontage is 200 feet on a class V or better road.
5. The minimum set back from the highway right of way is 50 feet.

6. The minimum set back from adjacent property lines is 20 feet.
7. The maximum density allowed (including multifamily developments, and with the exception of one attached or internal Accessory Dwelling Unit) is one dwelling unit for every two acres.
8. The minimum total interior living area for a Principal Dwelling Unit shall be 700 square feet, of which not less than 600 square feet shall be on one level.
9. The minimum total interior living area for an Accessory Dwelling Unit shall be 400 square feet and its area shall not exceed the area of the principal dwelling unit.

YES, YOU ARE IN FAVOR 0

NO, YOU ARE NOT IN FAVOR 0

Article 6: ARE YOU IN FAVOR OF AMENDING THE COMMUNITY PLANNING ORDINANCE ARTICLE IV, GENERAL PROVISIONS, H, (ACCESSORY DWELLING UNITS) AND ARTICLE XI, DEFINITIONS (ACCESSORY DWELLING UNIT) AS FOLLOWS:

Community Planning Ordinance Article IV.H would read as follows:

H. Accessory Dwelling Units (ADUs). One internal or attached accessory dwelling unit per single family dwelling will be deemed a permitted accessory use for all single family dwellings.

1. An internal or attached ADU shall be permitted for all single family dwellings, subject to the following:
 - a. Only one internal or attached ADU shall be permitted for each single-family dwelling.
 - b. the ADU shall have an independent means of ingress and egress, or shall have ingress and egress through a common space such as a shared hallway to an exterior door,
 - c. in order to be considered attached, there must be a common wall between the principal dwelling unit and the ADU, and
 - d. provision shall be made to meet local and State regulations for adequate water supply and sewage disposal service, and all other local regulations.
2. A single detached ADU located on the same lot as and incidental to the principal dwelling unit shall be permitted for lots of 4 or more acres. A maximum of two detached ADUs located on the same lot as and incidental to the principal dwelling unit shall be permitted for lots of 10 acres or more. An approved septic system design is a prerequisite to construction.

Refer to Article V for building permit requirements. Applicants should also consult Article III.C for the proper dimensions, setbacks, and density requirements.

and

Community Planning Ordinance Article XI, Definitions, (Accessory Dwelling Unit) would read as follows:

Accessory Dwelling Unit (ADU). A residential living unit that is within or attached to, or detached from, a single-family dwelling that is the principal dwelling unit, and that provides independent living facilities for one or more persons, including provisions for sleeping, eating, cooking, and sanitation on the same parcel of land as the principal dwelling unit it accompanies. This may also be referred to as an accessory apartment, camp, cabin, in-law apartment, bunkhouse, apartment, cottage, caretaker's apartment or other similar name.

YES, YOU ARE IN FAVOR 0

NO, YOU ARE NOT IN FAVOR 0

Article 7: ARE YOU IN FAVOR OF AMENDING THE COMMUNITY PLANNING ORDINANCE ARTICLE XI, DEFINITIONS, (DWELLING UNITS), AS FOLLOWS:

Dwelling Unit. A building or part thereof designed for residential occupancy providing complete independent living facilities for one or more persons that includes permanent provisions for living, sleeping, eating, cooking and sanitation. A Principal Dwelling Unit is an allowed residential structure to which an accessory building or accessory dwelling unit is subordinate.

YES, YOU ARE IN FAVOR 0

NO, YOU ARE NOT IN FAVOR 0

Article 8: ARE YOU IN FAVOR OF AMENDING THE COMMUNITY PLANNING ORDINANCE ARTICLE IV, GENERAL PROVISIONS, BY ADDING:

N. Alternative Development. Alternative development shall be granted only where the Planning Board finds that such development will be superior to conventional development in

1. Preserving open space for agriculture, conservation or recreation,
2. Preserving historic, archeological, and cultural features located on the site,
3. Utilizing natural features of the land,
4. Preserving those areas of the site that have the highest ecological value (for example, wildlife habitat and water resources),
5. Locating buildings and structures on those portions of the site that are the most appropriate for development and avoiding developing in areas ill-suited for development such as areas that have excessively steep slopes, and
6. Allowing more efficient provision of public services; and at least equal to a conventional plan in other respects.

Alternative development of lots 20 or more acres in size and other methods of preserving open space are specifically allowed. Alternative development will require that the landowner provide a minimum of 2 acres per principal dwelling unit. In the determination of such additional acreage requirement, wetlands shall not be calculated. Minimum lot width at the road frontage shall be 200 feet on a class V or better road, and the minimum setback from the highway right of way shall be 50 feet. Under such development plan, individual lot size may, at the discretion of the Planning Board, be less than 2 acres, but only in such circumstances as ownership of additional land held in common, and adjacent to the subject lot, provides a minimum of 2 acres per principal dwelling unit.

BY ADOPTION OF ARTICLE 8, THE CLUSTER HOUSING ORDINANCE WOULD BE DISCONTINUED.

YES, YOU ARE IN FAVOR 0

NO, YOU ARE NOT IN FAVOR 0

Article 9: ARE YOU IN FAVOR OF AMENDING THE COMMUNITY PLANNING ORDINANCE ARTICLE V, BUILDING PERMITS, A, (When Required) and ARTICLE V, BUILDING PERMITS, C, (Accessory Building Permit) AS FOLLOWS:

Community Planning Ordinance Article V, Building Permits, A, (When Required) would read as follows:

A. When Required. A building permit shall be required for all dwelling units, including ADUs, seasonal or permanent. A building permit shall also be required to erect or place any type of building or other structure, attached or detached, which will be over 400 square feet. A permit shall not be required for normal repairs to, or redecoration of, a building. Exemption from permit requirements of this ordinance shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of any other laws or ordinances of this jurisdiction.

and

Community Planning Ordinance Article V, Building Permits, C (Accessory Building Permit) would read as follows:

C. Application for an Accessory Building Permit. Written application for a building permit, over 400 square feet shall be filed with the Board of Selectmen or their agent to include size and location on the lot. Applicants should also consult Article III.C for the proper dimensions, setbacks, and density requirements.

YES, YOU ARE IN FAVOR 0

NO, YOU ARE NOT IN FAVOR 0

ARTICLE 10: ARE YOU IN FAVOR OF AMENDING THE COMMUNITY PLANNING ORDINANCE ARTICLE VII, ADMINISTRATION AS FOLLOWS:

VII. ADMINISTRATION

The Board of Selectmen shall administer the provisions of this Ordinance in the name of the Town. The Selectmen may appoint an agent to administer this Ordinance. The fire chief or his/her designee shall have the authority to make inspections in accordance with NFPA 101 - The Life Safety Code to determine the condition of dwellings located within the town in order that the health and safety of the occupants of all dwellings and the general public shall be safeguarded. The Health Officer shall have the authority to conduct sanitary investigations into complaints and nuisances that may endanger public health. Whenever a health officer knows or has cause to suspect that any nuisance or other causes of danger to the public health is in any building or enclosure, he/she may obtain an administrative inspection warrant under RSA 595-B, which may include, when necessary, authority for forcible entry. Remedies provided in RSA 676:15 and RSA 676:17 are hereby made available to the Selectmen except that no fine shall exceed \$100.00 per day for each day a violation continues.

YES, YOU ARE IN FAVOR 0

NO, YOU ARE NOT IN FAVOR 0