

## Planning Board SSP Public Hearing 6/24/2020

The following proposed changes to our Subdivision and Site Plan Review Regulations (SSP) are for public hearing on June 24, 2020. Emboldened text is recommended to add. Strikethrough text is recommended to eliminate. Overall our purpose is to make the SSP and Zoning Ordinance definitions match. In some cases, definition review made it clear that the Ordinance should also be updated—but that is a separate process.

Amendments were discussed on April 8, 2020, approved as drafted below. On May 27, 2020 the Planning Board officially scheduled this public hearing.

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### ABUTTER

Any person whose property adjoins or is directly across the street or stream from the land under consideration. For purposes of receiving testimony only, and not for purposes of notification, the term “abutter” shall include any person who is able to demonstrate that his land will be directly affected by the proposal under consideration. **In the cases of an abutting property being a condominium or other collective form of ownership or being under a manufactured housing park for of ownership, the term “abutter” is as specified for these cases in RSA 672:3.**

### AGRICULTURE

~~The production, keeping or maintenance, or sale, lease or personal use, of plants and animals useful to man, including but not limited to: forage and sod crops; grains and seed crops; dairy animals and dairy products, poultry and poultry products; live stock, including beef cattle, sheep, swine, horses, ponies, mules, or goats, or any mutations or hybrids thereof, including the breeding and grazing of any or all of such animals; bees and apiary products; fur animals; fish; trees and forest products; fruits of all kinds, including grapes, nuts and berries; vegetables; nursery, floral, ornamental and green house products; or lands devoted to a soil conservation or forest management program.~~

**The commercial production, keeping or maintenance, or sale or lease of plants and animals useful to man, including but not limited to: hydroponics; forage and sod crops; grains and seed crops; dairy animals and dairy products, poultry and poultry products; livestock, including beef cattle, sheep, swine, horses, ponies, mules or goats, or any mutations or hybrids thereof, including the breeding and grazing of any or all of such animals; bees and apiary products; fur animals; fish; trees and forest products; fruits of all kinds including grapes, nuts and berries; vegetables; nursery, floral, ornamental and green house products; or lands devoted to a soil conservation or forest management program. Non-commercial agriculture is allowed in all districts.**

#### BOAT STORAGE

**Commercial** facility for storing boats, marine equipment and related products either indoor or outdoor.

#### CHILD/DAY CARE CENTER

A private establishment where tuition, fee or other forms of compensation for the care of the children is charged, and which is licensed ~~or approved~~ to operate as a child care center.

#### COMBINED DWELLING AND BUSINESS

A building in which is combined dwelling units and business use. **The combined business use must be a permitted use in the district.**

#### DWELLING, MULTI-FAMILY

A ~~building~~ **structure** containing more than two dwelling units.

#### DWELLING, SINGLE-FAMILY

A ~~building~~ **structure** containing one dwelling unit.

#### DWELLING, TWO-FAMILY

A structure on a single lot containing two dwelling units, each of which is totally separated from the other ~~except for a common stairwell exterior to both dwelling units~~ **(includes Modular Housing)**.

#### DWELLING UNIT

~~One or more rooms, designed, occupied or intended for occupancy as separate living quarters, with cooking, sleeping and sanitary facilities provided within the dwelling unit for the exclusive use of a single family maintaining a household.~~

A structure, or portion thereof, occupied or intended for occupancy as separate living quarters, providing complete and independent living facilities, including permanent facilities for living, sleeping, eating, cooking, and sanitation which are used in common by one or more persons.

#### MANUFACTURED HOUSING (**MOBILE HOME**)

Any structure, transportable in one or more sections, which in the traveling mode, is eight (8) body feet or more in width and ~~thirty (30)~~ **30** body feet or more in length, or when erected on site, is 240 square feet or more, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to required utilities, which include plumbing, heating and electrical heating systems contained therein. Manufactured housing as defined in this section shall not include ~~preside-built~~ **presite built** housing as defined in RSA 674:31-A.

## RESTAURANT, HIGH-IMPACT

Any building, room, space or portion thereof where meals, or sandwiches, or beverages, or ice cream, or other prepared food is sold to the public for consumption on or off the premises and which meets one or more of the following conditions:

- a. Food is customarily served by restaurant employees at the same table or counter at which it is consumed, and seating is provided for more than 180, including both inside and outside seating.
- b. Food is not customarily served by restaurant employees at the same table or counter at which it is consumed, and seating is provided for more than 90, including both inside and outside seating.
- c. Has provisions for selling food directly to consumers in automobiles.
- d. Regularly **provides or** allows live entertainment, dancing or karaoke.
- e. Is open for business at any time between 11:00 PM and 6:00 AM.

## SALES ROOM

A business whose primary purpose is to sell automobiles, trucks, boats, motorcycles, **snowmobiles**, farm equipment, manufactured housing (mobile homes), recreational vehicles or other similar objects and which has outdoor display and storage of the objects. Not to include ~~Presite Built~~ **Presite Built** Housing Sales.

## SETBACK

~~The distance between the street right-of-way line and the front line of a building or any projection thereof excluding uncovered steps.~~

**The distance between the street right-of-way line or any other lot line and the edge of a structure (excluding fences) or any projection thereof excluding uncovered steps.**

## STRUCTURE

~~Anything constructed or erected, including signs, the use of which requires location on the ground or attachment to something having location on the ground. It shall not include a minor installation, such as a fence less than six (6) feet high, mailbox, or flagpole.~~

**Anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground. It shall not include a minor installation, such as a fence six (6) feet high or less, mailbox, flagpole, or sign.**

## SUBDIVIDE

~~To divide land into lots.~~

**To divide land in accordance with the definition of SUBDIVISION.**

## SUBDIVISION

The division of a lot, tract or parcel of land into two or more lots, plats, sites, or other divisions of land for the purpose, whether immediate or future, of sale, rent, lease, condominium conveyance or building development. It includes re-subdivision and, when appropriate to the context, relates to the process of subdividing or to the land or territory subdivided. **It includes the** ~~The~~ division of a parcel of land held in common and subsequently divided into parts among the several owners ~~shall be deemed a subdivision.~~ **This definition is intended to incorporate the full definition contained in RSA672:14.**

## WAREHOUSE AND WHOLESALE MARKETING

A building for the storage, distribution, or wholesale marketing of materials, merchandise, products or equipment, provided that such use is not hazardous by reason of potential fire, explosion, or radiation. **Not to include Warehouse, Self-Service.**