

AMHERST PLANNING BOARD
NOTICE OF PUBLIC HEARINGS
ZONING ORDINANCE

Notice is hereby given that the **AMHERST PLANNING BOARD** will hold **PUBLIC HEARINGS** on **WEDNESDAY, January 4, 2023**, starting at **7:00 P.M.** in the **AMHERST TOWN HALL, AMHERST, NH.**

SECOND PUBLIC HEARING TO CONSIDER THE PROPOSED AMENDMENTS TO THE AMHERST ZONING ORDINANCE FOR 2023 BALLOT VOTE, AS FOLLOWS:

1. Amend Article III, General Zoning Provisions, Section 3.4 Signs, by deleting the existing section in its entirety and replacing it with language that provides a purpose for the ordinance, that specifies that sign content is not regulated by the ordinance, that provides for no discrimination against non-commercial signs or speech, that includes definitions, that details which signs are subject to the ordinance, and that includes sub-sections on severability, how to file for sign permits, when signs may be removed by the Town, how appeals are dealt with, what is considered a violation and the penalties therefor, existing non-conforming signs, signs that are prohibited, signs that require no permits, temporary signs, permanent signs, the standards for construction, and Sign Master Plans.
2. Amend Article III, General Provisions, Section 3.9 Reduced Frontage Lots, by deleting the existing section in its entirety and replacing it with language that provides an explanation of the Reduced Frontage Lot requirements, that specifies the number of reduced frontage lots allowed as part of a subdivision, that specifies the required minimum lot size in the different residential zoning districts, that includes a requirement for 50' of frontage, that includes requirements for the design and placement of driveways for access, that includes setback requirements, and that specifies that any required Conditional Use Permits be applied for at the time of subdivision; AND, to amend Article IV, Sections 4.3 C.2, Residential Rural, 4.4 C.2. & 3. Northern Transitional, and 4.5 D.2. Northern Rural, to delete reference to the previous reduced frontage requirements; AND, to amend Article IX, Definitions, Section 9.1 Meaning of Certain Words, to amend the definition of Reduced Frontage Lots to refer to the revisions to Section 3.9.
3. Amend Article III, General Provisions, Section 3.11 Scenic Setbacks, to add language to add minimum lot frontage requirements for scenic roads, and to add language to the purpose statement regarding preservation of natural vegetation and wildlife, to increase the setback from 100' to 125', to encourage establishment of a 50' vegetative buffer within the 125' setback, and to require the frontage of lots on scenic roads to be 300'.
4. At the December 7, 2022, public hearing, the Planning Board determined not to move this amendment to ballot in 2023 and it will not be discussed at the January 4, 2023, public hearing.
5. Amend Article III, General Provisions by adding a new section, Section 3.20 Outdoor Lighting and Glare that includes a purpose statement and general requirements, requires lighting to be shielded to avoid glare, provides measurements for the amount of light trespass that is allowed, that specifies the allowable height of light fixtures, that specifies the kind of lighting permitted, that includes hours of operation for lighting, that includes wiring requirements and requirements for site plans and subdivisions, that lists exempt types of lighting, and includes definitions.
6. Amend Article IV, Zoning Regulations, Section 4.9 Industrial Zone, to add a new use to the prohibited uses, to require buffers and noise attenuation between lots in the industrial district that border residential zones or uses, to refer to the former B&M railroad right-of-way correctly, to delete the 80' height allowance for uninhabited structures, and to add requirements for vehicle idling, parking and restroom requirements.
7. At the December 7, 2022, public hearing, the Planning Board determined to move this amendment to ballot in 2023 and it will not be discussed at the January 4, 2023, public hearing.
8. At the December 7, 2022, public hearing, the Planning Board determined to move this amendment to ballot in 2023 and it will not be discussed at the January 4, 2023, public hearing.

PUBLIC HEARING ON A PETITION TO AMEND THE AMHERST ZONING ORDINANCE:

A petition signed by 25 registered voters in the Town of Amherst has been submitted and accepted as being in correct warrant article form. This petition proposes an amendment to the Amherst Zoning Ordinance, Article IX, Section 9.1 Meaning of Certain Words, to add a definition of Warehouse to the Amherst Zoning Ordinance.

PUBLIC HEARING ON A PETITION TO AMEND THE AMHERST ZONING ORDINANCE:

A petition signed by 25 registered voters in the Town of Amherst has been submitted and accepted as being in correct warrant article form. This petition proposes an amendment to the Amherst Zoning Ordinance, Article IX, Section 9.1 Meaning of Certain Words, to add a definition of Distribution Center to the Amherst Zoning Ordinance.

PUBLIC HEARING ON A PETITION TO AMEND THE AMHERST ZONING ORDINANCE:

A petition signed by 25 registered voters in the Town of Amherst has been submitted and accepted as being in correct warrant article form. This petition proposes an amendment to the Amherst Zoning Ordinance, Article IV, Section 4.9 Industrial Zone, to amend Permitted Use #6 to add Warehouses and Distribution Centers no greater than 200,000 square feet.

PUBLIC HEARING ON A PETITION TO AMEND THE AMHERST ZONING ORDINANCE:

A petition signed by 25 registered voters in the Town of Amherst has been submitted and accepted as being in correct warrant article form. This petition proposes an amendment to the Amherst Zoning Ordinance, Article III, Section 3.11 Scenic Setbacks, to add the words “and Minimum Lot Frontage on Scenic Roads” to the title; to add language to the purpose statement regarding preservation of natural vegetation and wildlife; and, to require the frontage of lots on scenic roads to be 300’.

Copies of the full text of the Petitioned Articles and the 2023 Amendments to the Amherst Zoning Ordinance and Building Code proposed by the Planning Board are available free of charge from the Office of Community Development during regular business hours, are posted at the Town Hall for viewing purposes only, and can be found on the Town of Amherst website www.amherstnh.gov.

12/22/22

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