

AMHERST PLANNING BOARD
NOTICE OF PUBLIC HEARINGS
ZONING ORDINANCE & BUILDING CODE

Notice is hereby given that the **AMHERST PLANNING BOARD** will hold **PUBLIC HEARINGS** on **WEDNESDAY, December 7, 2022**, starting at **7:00 P.M.** in the **AMHERST TOWN HALL, AMHERST, NH.**

**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' buffer within the 125' setback, and to require the frontage of lots on scenic roads to be 300'.
4. Amend Article III, General Provisions, Section 3.11 Scenic Setbacks, to add a new section of road to the list of roads that require a scenic setback.
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. Amend Article IV, Zoning Regulations, Section 4.19 Impact Fees, Sub-Section N, Off-site Improvements, to update the definition of off-site improvement, to detail a procedure for determining the need for off-site improvement exactions, and to discuss the determination of proportionate share as part of subdivision and site plan review applications.
8. Amend Article VI, Administration, Section 6.3 Board of Adjustment, to amend the deadline for Zoning Board of Adjustment action on an application and to allow a denial without prejudice of an application for which insufficient information has been submitted for the Zoning Board of Adjustment to render a decision.

PUBLIC HEARING TO CONSIDER THE PROPOSED AMENDMENTS TO THE AMHERST BUILDING CODE FOR 2023 BALLOT VOTE, AS FOLLOWS:

1. Delete Article VII, Performance and Site Maintenance, Section 7.3 Temporary Facilities.
2. Amend Article XVI, Building Code, Section 16.1 Building Code by deleting the list of itemized codes currently contained therein.
3. Amend Article XVI, Building Code, Section 16.1 Building Code, by adding requirements for water quality and quantity testing.

Copies of the full text of 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.

11/23/22

AMHERST PLANNING BOARD