



Town of Amherst, New Hampshire
Office of Community Development
Building · Code Enforcement · Planning · Zoning · Economic Development
Colleen Mailloux, Community Development Director

AMHERST PLANNING BOARD AGENDA

The Amherst Planning Board will hold a Public Hearing on **Wednesday, January 20, 2016**, on or about 7:30 p.m. in Barbara Landry Meeting Room, 2nd Floor, Amherst Town Hall, 1 Main Street, Amherst, NH, concerning the following:

PUBLIC HEARING – ZONING AMENDMENTS

1. **Section 3.6 Mobile Homes and Trailers** – The proposed amendment clarifies that unoccupied recreational vehicles may be stored in all zones, allows temporary occupancy of a recreational vehicle for a person for whom a residence is being built on the property, and allows limited temporary occupancy of a recreational vehicle on a property for guests of the property owner.
2. **Sections 4.3.A.7, 4.5.B.7 and Section 4.16** – The proposed amendment changes references to “Affordable” housing to instead refer to “Workforce” for consistency within the rest of the ordinance and with State statute.
3. **Section 3.16 Personal Wireless Service Facilities** – In 2013, RSA 12K:10 expressly exempted municipalities from requiring site plan review for co-location of antennas on an existing telecommunications tower. The proposed amendment would make the Zoning Ordinance consistent with State statute.
4. **Section 4.20A Elderly Housing**– The proposed amendment would delete the density provision for elderly housing developments, as density bonuses for elderly housing are already contained within the Integrated Innovative Housing Ordinance.
5. **Section 6.3 Board of Adjustment** - The proposed amendment would formalize the authority of the Zoning Board to appoint up to five alternates, as provided in RSA 673:6 II-a. The amendment also makes the conditions for granting a variance consistent with State statute.
6. **Section 6.1 Administration** – The proposed amendment would correct formatting errors that have occurred over time which may result in the misinterpretation for administration and application of the ordinance. The proposed changes are organizational only.
7. **Sections 4.3.A.8, 4.4.B.7, 4.5.B.8, 4.6.B.4, 4.7.A.7, 4.8.A.10 and 4.9.A.17 Recreational Uses** – The proposed amendment would permit non-commercial recreational uses as an allowed use in all zones in Town, subject to site plan review by the Planning Board. Commercial recreation will continue to be permitted only in the Industrial and Commercial Zone.

- 8. Section 3.4.D Sign Standards** – The proposed amendment would revise the temporary sign requirements for consistency between commercial and community organizations. The current temporary sign language will be deleted and any community group, organization or business will be permitted to have no more than four special event signs in any one calendar year, to be displayed for a period of up to 21 days to be removed at the end of the event. A business or organization in its first year of operation may have up to six special event signs.
- 9. Section 9.1 Definitions, Floor Area Ratio** – The proposed amendment will clarify that the floor area ratio is defined as the ratio of gross living space to the total lot area.
- 10. Sections 4.3, 4.4, 4.5, 4.7 and 4.8 Permitted Uses, Accessory Apartment** - The proposed amendment would add Accessory Apartments as permitted uses in the zones in which they are currently permitted by special exception and would maintain the current criteria for size and configuration of accessory apartments.

OTHER BUSINESS

- 1. Other**