

Town of Francestown
Planning Board

PUBLIC HEARING NOTICE
Proposed Changes to the Zoning Ordinance

You are hereby notified that The Francestown Planning Board will hold a Public Hearing on proposed changes to the Francestown Zoning Ordinance on Tuesday, February 4th, 7 PM, at the Town Offices, Lower Level Meeting Room, 27 Main Street, Francestown, in order to present and discuss the following proposed changes to the Francestown Zoning Ordinance:

Proposal # 1: To authorize the Planning Board to make editorial and structural amendments to the Francestown Zoning Ordinance, without changing its substance, in order to allow code reference updates and provide consistency with State Law, titles, and numbering.

Proposal #2 To add Article 3.16, “Farm Roadside Stands” which will make farm stands a permitted use provided certain performance standards are met, instead of a use by special exception, and to allow such farm stands in the front setback area, and would add or modify definitions related to the change.

Amendment # 1: To remove Article III, Section 3.1.4 - Merger of Lots. This amendment would remove a provision for the involuntary merger of lots. The intent of this amendment is to bring the ordinance into conformity with state statutes.

Amendment #2: To amend Article II-A.6.3 (2) - Permitted Uses in the Shoreland Overlay District. This proposal would replace town regulations related to the cutting of trees with current State regulations (by reference, and as amended).

Amendment # 3 To amend Article II-A, Section 2-A.2.6 - Wetlands and Vernal Pool District. This proposal would relax current requirements and allow above-ground propane tanks to be located 50 feet from the district boundary. The current ordinance prohibits location within 100 feet of the district boundary.

Amendment # 4: To add the words “to maintain an environment amenable to agricultural and farming activities” to the purposes in the Preamble to the Zoning Ordinance. The intent of this proposal is to emphasize the importance of farming and agriculture activities and possibilities in Francestown.

Amendment #5: To remove the stand-alone section of the Ordinance pertaining to Life Safety Code while retaining the Life Safety Code reference in its current position within the Inspector of Buildings and Approval of Building Plans section of the Ordinance.

Amendment # 6 To Section IV, Signs. This proposal would redraft the sign ordinance to a) permit signs of contractors working on a property while they are performing the service; b) permit temporary off-site advertising for not more than 30 days in a calendar year; c) increase the number of on-site commercial advertising signs from 2 to 3; d) temporary signs and e) make other changes as described in the full text of the proposal.

The complete text of proposed changes is available for review at the Selectmen’s Office, The Bixby Memorial Library, and the Francestown Post Office. Interested parties are invited to appear in person, or by agent, to show why these proposals should, or should not, be granted.