

Town of Frankestown Planning Board

PUBLIC HEARING NOTICE **Zoning Ordinance Amendments**

You are hereby notified that at a public meeting of the Frankestown Planning Board to be held on Tuesday January 21, 2014, at 7:00pm, in the Town Hall Offices Lower Level Meeting Room, 27 Main St. Frankestown, NH, after review of minutes, the following agenda item is scheduled:

A Public Hearing to see if the Frankestown Planning Board will recommend to town meeting certain amendments to the Zoning Ordinance. Copies of proposed text are available for review at the Selectmen offices or the George H. Bixby Memorial Library.

Relative to “housekeeping” issues, changes are proposed to the following ZO sections: Wetlands and Vernal Pool Conservation Dist. (re: title wording - achieve consistency); Shorelands Dist. (re: thinning/cutting of trees - achieve consistency with State Law,); Non-Conforming Uses, Structures, Lots (re: Merger of Non-Conforming Lots - achieve consistency with State Law); Definitions (re: Code references and Mobile/Manufactured Homes - achieve consistency with State Law,); Manufactured Homes (achieve consistency with State Law); Inspector of Buildings (achieve consistency with State Law Code references; Life Safety (re: currently exists in two places - retain, as present, in Inspector of Buildings/Approval of Building Plans and remove stand-alone section); and Table 2 Permitted Uses (achieve consistency with State Law).

Relative to Wetlands and Vernal Pool Conservation Districts, a substantial change is proposed allowing above ground propane tanks provided tank location is at least 50ft from district boundary.

Relative to agriculture, this change would allow Farm Roadside Stands as a permitted use if certain performance standards, similar to those for In-home or Home-based business, are met. A substantive change is proposed to the following ZO sections: General Provisions (add a permitted use section “Farm Roadside Stands”); Preamble (add language if change to General Provisions is accepted); Setbacks (add language if change to General Provisions is accepted); Definitions (delete/and replace language if change to General Provisions is accepted); and Table 2 Permitted Uses (delete/and replace language if change to General Provisions is accepted).

Should substantial changes be made to proposed language, a second Public Hearing will be held February 4, 2014. Interested parties are invited to appear in person, or by agent, to show why these proposals should, or should not, be granted.