

Town of Sanbornton, New Hampshire



ZONING ORDINANCE

2019 Edition

ZONING ORDINANCE
TOWN OF SANBORNTON, NEW HAMPSHIRE
2019 EDITION*

* The “2019 Edition” of the Zoning Ordinance of the Town of Sanbornton NH supersedes all previous editions of the Zoning Ordinance document, no matter in what medium such previous editions were provided.

* The “2019 Edition” of the Zoning Ordinance of the Town of Sanbornton NH remains in effect until such time as it is amended, at which time the “2019 Edition” will be replaced with an up-dated edition of the Zoning Ordinance document which will include all subsequent amendments and will be identified by the year in which such amendment took effect.

This Zoning Ordinance is subject to typographical and formatting corrections.

TABLE OF CONTENTS

ARTICLE 1 PREAMBLE.....1.1

ARTICLE 2 DISTRICTS.....2.1

ARTICLE 3 DEFINITIONS.....3.1-3.7

ARTICLE 4 GENERAL PROVISIONS..... 4.1-4.47

ARTICLE 5 GENERAL AGRICULTURAL DISTRICT.....5.1

ARTICLE 6 GENERAL RESIDENCE DISTRICT.....6.1

ARTICLE 7 FOREST CONSERVATION DISTRICT..... 7.1

ARTICLE 8 RECREATIONAL DISTRICT.....8.1-8.2

ARTICLE 9 HISTORICAL PRESERVATION DISTRICT.....9.1

ARTICLE 10 COMMERCIAL DISTRICT.....10.1-10.2

ARTICLE 11 HIGHWAY COMMERCIAL DISTRICT.....11.1

ARTICLE 12 AQUIFER CONSERVATION DISTRICT.....12.1-12.2

ARTICLE 13 FLOODPLAIN CONSERVATION DISTRICT.....13.1-13.2

ARTICLE 14 SHOREFRONT DISTRICT.....14.1-14.2

ARTICLE 15 WETLANDS CONSERVATION DISTRICT.....15.1-15.5

ARTICLE 16 STEEP SLOPE CONSERVATION DISTRICT.....16.1-16.2

ARTICLE 17 NON-CONFORMING USES, BUILDINGS AND LOTS.....17.1

ARTICLE 18 BOARD OF ADJUSTMENT.....18.1-18.5

ARTICLE 19 AMENDMENTS.....19.1

ARTICLE 20 ENFORCEMENT.....20.1

ARTICLE 21 PENALTY.....21.1

ARTICLE 22 SAVING CLAUSE.....22.1

ARTICLE 23 WHEN EFFECTIVE.....23.1

Appendix A: Dates when Town Meeting amended Zoning Ordinance.....A.1

Appendix B: Zoning Ordinance Amendment History.....B.1-B.8

Appendix C: Conversion Code for converting Roman Numeral Sections to Arabic Numerals.....C.1

ARTICLE 1 PREAMBLE

In pursuance of authority conferred by Chapter 31, Sections 60-89, New Hampshire Revised Statutes Annotated, 1955, and for the purpose of promoting the health, safety, moral prosperity, convenience or general welfare, as well as efficiency and economy in the process of development of the inhabitants of the incorporated Town of Sanbornton, New Hampshire, by securing safety from fire, panic and other dangers, providing adequate areas between buildings and various rights-of-way, by preserving the rural charm now attached to our Town, the promotion of good civic design and arrangements, wise and efficient expenditure of public funds, and the adequate provision of public utilities and other public requirements, and by other means, now therefore the following ordinance is hereby enacted by the voters of the Town of Sanbornton, New Hampshire, in official Town Meeting convened.

ARTICLE 2 DISTRICTS

For the purpose of this ordinance, the Town of Sanbornton is divided into districts as shown on the official zoning district map of the Town of Sanbornton entitled Zoning Map, Sanbornton, NH, 2015 filed with the Town Clerk and with corrections as adopted by legal vote of the Town and including the following:

- (1) General Agricultural District;
- (2) General Residence District;
- (3) Forest Conservation District;
- (4) Recreational District;
- (5) Historical Preservation District;
- (6) Commercial District.

Minimum Lot Requirements					
	FRONTAGE.	SETBACKS			LOT AREA
ZONE	in feet	front	rear	side	in Acres
General Agriculture	220	30	10	10	3
General Residential	200	30	10	10	2
Forest Conservation	600	35	35	35	6
Recreational	175	30	10	10	1 1/2
Historic Preservation:					
Village Historic	175				1 1/2
Rural Historic	220				3
Commercial	125	30	10	10	1/2

ARTICLE 3 DEFINITIONS

For the purpose of this Ordinance, certain terms are defined as provided in this section.

1. Abutter shall mean any person whose property adjoins or is directly across the street or stream from the land under consideration by the Planning Board. (Ref: NH RSA 672.3) [May 2008]
2. Accessory Apartment means an attached dwelling unit located on an owner-occupied lot which is secondary, subordinate and attached to the principal dwelling on the lot and which is limited by these regulations to a maximum size in floor area and which has its own private entrance providing access to the apartment directly from the exterior or from a common entry area. [May 2009]
3. Accessory Building means a building which is detached from the principal building on the same lot and which is subordinate and customarily incidental to the principal building on the same lot. [May 2009]
4. Accessory Structure means a structure which is subordinate and customarily incidental to the principal structure on the same lot. [May 2009]
5. Amusement Center means an area, enclosed, or unenclosed, supplying entertainment, which is conducted on a basis of paid admission. [March 1992]
6. Applicant shall mean the legal owner of record or an agent authorized in writing by the legal owner at the time of application to the Planning Board or Zoning Board of Adjustment. [May 2008]
7. Boundary Line Adjustment shall mean the moving of a boundary line between two separate but adjoining parcels of land that changes the size and/or shape of each parcel but does not create a new lot or lots. All new land acquired by either parcel in this action shall be merged by deed with the parcel to which it was conveyed, thus not creating a new lot or lots.[March 2015]
8. Building means any roofed structure which is permanently attached to the ground including all integral parts thereof, intended for use and occupation as a habitation, or for the purpose of assembly, business, manufacture, storage, or shelter of persons, animals, or chattels. [May 2009]
9. Building Height shall mean the vertical distance of a building measured from the average elevation of the proposed finished grade at the front of the building to the highest point of the roof. [May 2008]
10. Cluster Development means an innovative residential subdivision of a parcel of land, as provided in RSA 674:21, where, instead of subdividing the entire parcel into house lots of conventional size, a similar number of single-family dwelling units may be clustered on lots of reduced dimensions. The remaining land in the cluster development which has not been built upon is permanently reserved for open space. [May 2007]
11. Commercial Docking Facility means a multi-slip docking facility in which slips are rented to boat owners or to persons renting boats for short or long-term use. [March 1987]
12. Common Area shall mean land set aside within a subdivision and owned and used in common by the owners of lots within the subdivision. [May 2008]

13. Community Docking Facility means a multi-slip docking facility in which slips are rented or assigned to: (a) persons other than the owners of the property to which the docks are attached or (b) to a lot owner's association in which each of the owners may be an undivided owner in common of the property to which the docks are attached. [March 1987]
14. Condominium Docking Facility means a multi-slip docking facility in which each boat slip is individually owned or assigned. [March 1987]
15. Dwelling means any building or used and occupied for human habitation. [May 2009]
16. Dwelling, Single-Family mean a dwelling occupied by one family. [May 2009]
17. Dwelling, Two-Family means a dwelling occupied by two families, living independently of each other in individual dwelling units. [May 2009]
18. Dwelling Unit means an independent housekeeping unit used for residential occupancy by one family and which unit is physically separated from any other residential space and which unit contains its own independent sleeping, cooking and sanitary facilities.
19. Dwelling, Multiple Family means a dwelling occupied by three or more families, living independently of each other in individual dwelling units.
20. Elderly/Handicapped/Disabled Housing means the occupancy of units within the development shall be limited to family units in which the head of household or spouse is at least 55 years old, or is handicapped or disabled, as defined by the federal government.[March 1999]
21. Farm, Agriculture, and Farming [March 2002]
 - (1) The word "farm" means any land, buildings, or structures on or in which agriculture and farming activities are carried out or conducted and shall include the residence or residences of owners, occupants, or employees located on such land. Structures shall include all farm outbuildings used in the care of livestock, and in the production and storage of fruit, vegetables, or nursery stock; in the production of maple syrup; greenhouses for the production of annual or perennial plants; and any other structures used in operations named in paragraph 2 of this section.
 - (2) The words "agriculture" and "farming" mean all operations of a farm including:
 - (a) (1) the cultivation, conservation, and tillage of the soil.
 - (2) The use of and spreading of commercial fertilizer, lime, wood ash, sawdust, compost, animal manure, septage, and, where permitted by state rules and regulations, other lawful soil amendments.
 - (3) The use of and application of agricultural chemicals.
 - (4) The raising and sale of livestock, which shall include, but not be limited to, dairy cows and the production of milk, beef animals, swine, sheep, goats, as well as domesticated strains of buffalo or bison, llamas, alpacas, emus, ostriches, yaks, elk (*Cervuselephuscanadensis*), fallow deer (*Damadama*), red deer (*Cervuselephus*), and reindeer (*Rangifer tarandus*).
 - (5) The breeding, boarding, raising, training, riding instruction, and selling of equines.
 - (6) The commercial raising, harvesting, and sale of fresh water fish or other aquaculture products.
 - (7) The raising, breeding, or sale of poultry or game birds.
 - (8) The raising of bees.
 - (9) The raising, breeding, or sale of domesticated strains of furbearing animals.
 - (10) The production of greenhouse crops.

- (11) The production, cultivation, growing, harvesting, and sale of any agricultural, floricultural, forestry, or horticultural crops including, but not limited to, berries, herbs, honey, maple syrup, fruit, vegetables, tree fruit, flowers, seeds, grasses, nursery stock, sod, trees, and tree products, Christmas trees grown as part of a commercial Christmas tree operation, trees grown for short rotation tree fiber, or any other plant that can be legally grown and harvested extensively for profit or subsistence.
 - (b) Any practice on the farm incident to, or in conjunction with such farming operations, including, but not necessarily restricted to:
 - (1) Preparation for market, delivery to storage or to market, or to carriers for transportation to market of any products or materials, from the farm.
 - (2) The transportation to the farm of supplies and materials.
 - (3) The transportation of farm workers.
 - (4) Forestry or lumbering operations.
 - (5) The marketing or selling at wholesale or retail, on-site and off-site, where permitted by local regulations, any products from the farm.
 - (6) Irrigation of growing crops from private water supplies or public water supplies where not prohibited by state or local rule or regulation.
 - (3) A farm roadside stand shall remain an agricultural operation and not be considered commercial, provided that at least 35 percent of the product sales in dollar volume is attributable to products produced on the farm or farms of the stand owner.
 - (4) Practices on the farm shall include, but not be limited to, technologies recommended from time to time by the University of New Hampshire Cooperative Extension, the New Hampshire Department of Agriculture, Markets and Food, and appropriate agencies of the United States Department of Agriculture.
22. Final Plat shall mean that portion of the subdivision plan which shall be signed by the Chairman of the Sanbornton Planning Board indicating Planning Board approval and which shall be submitted by the Planning Board to the Belknap County Registry of Deeds for recording. [May 2008]
 23. Frontage means the length of the lot bordering on the public right-of-way.
 24. Front Setback shall mean the minimum required distance between the front lot line and the front line of a building or structure extended to side lot lines of the lot. [May 2013]
 25. Home Product and Products means and includes everything of an agricultural nature grown, produced, conditioned or otherwise carried on the property of the resident, also such articles as are manufactured or altered by members of the household or the bonafide resident of any property.
 26. Hotel or Inn means any building or portion thereof where lodging is offered to transient guests for compensation and in which there is more than five sleeping rooms with no cooking facilities in an individual room or apartment.
 27. Impact Fee means a fee or assessment imposed upon development, including subdivision, building construction or other land use change, in order to help meet the needs occasioned by that development for the construction or improvement of capital facilities owned or operated by the town, including and limited to water treatment and distribution facilities; wastewater treatment and disposal facilities; sanitary sewers; storm water, drainage and flood control facilities; public road systems and rights-of-way; town office facilities; public school facilities; the town's proportional

share of capital facilities of a cooperative or regional school district of which the town is a member; public safety facilities; solid waste collection, transfer, recycling, processing and disposal facilities; public library facilities; and public recreational facilities not including public open space. [March 2002]

28. Impervious Surfaces are composed of any material that impedes or prevents natural infiltration of water into the soil. Impervious surfaces shall include, but are not limited to, roofed structures, decks, driveways, patios, sidewalks, parking areas, tennis courts, concrete or asphalt surfaces, compacted gravel surfaces and swimming pools. [March 2003]
29. Junk means any old metals, old bottles, cotton or woolen mill waste, unfinished cloth, unfinished cotton or woolen mill yarns, old paper products, old rubber products, two or more unregistered motor vehicles which are unfit for use on highways, used parts and materials or motor vehicles and other second-hand articles the accumulation of which is detrimental or injurious to the neighborhood.
30. Land Conservation Area shall mean an area or parcel of land through which the use is restricted by conservation covenants in deed, as approved under the Sanbornton Subdivision Regulations for the purpose of protecting environmentally sensitive and ecologically important areas; maintaining development that is consistent with the natural topography of the landscape; and preserving the natural, cultural and historic features of the landscape. [May 2008]
31. Light Manufacturing means a use involving the manufacture of a product such that all resulting dust, flash, fumes, gases, odors, refuse matter, smoke, vapor, hazardous or toxic materials, electro-magnetic interference or radio-active emission shall be completely and effectively confined within a building, or so regulated as to prevent any nuisance or hazard to the public health or safety and further provided that no vibration or other disturbance is perceptible without the use of instruments, at the boundary of the parcel involved. Provided also that noise shall be restricted to a peak level of 65 dBa between the hours of 7 AM and 7PM, and 45 dBa between the hours of 7 PM and 7 AM.
32. Light Manufacturing Company means a company, which engages in light manufacturing.
33. Lot means any parcel of land which is shown as a lot in a subdivision approved by the Sanbornton Planning Board and recorded in the Belknap County Registry of Deeds, or a parcel of land described and conveyed by a separate deed, provided that such lot or parcel has not been merged by act of the owner, subject, however, to the conditions and limitations of RSA 674:39.
34. Manufactured Home Park means any land area occupied or designed for occupancy by two or more manufactured homes.
35. Manufactured Housing means any structure, transportable in one or more sections, which, in the traveling mode, is 8 body feet or more in width and 40 body feet or more in length or when erected on site, is 320 square feet or more, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to required utilities, which include plumbing, heating and electrical systems contained therein. Manufactured housing as defined in this section shall not include pre-site built housing as defined in RSA 674:31-a and as from time to time amended.[RSA 674:31, 1990]
36. Marina means a commercial docking facility with additional services and facilities such as (but not limited to) sales of boats, marine equipment and supplies, repairs, and dry storage. [March 1987]

37. Master Plan shall mean the adopted comprehensive plan or plan of development for the Town of Sanbornton as prescribed by law in NH RSA 674:2 – 674:4. [May 2008]
38. Non-Conforming Lots means a lot that is not contiguous to another lot owned by the same person or entity, which has less than the prescribed minimum area or frontage requirement of the zoning ordinance.
39. Non-Conforming Structure means a structure which is lawfully maintained at the time this Ordinance became effective and which does not conform with the regulations of the district in which it is located.
40. Non-Conforming Use means a use which lawfully occupied a building or land at the time this Ordinance became effective and which does not conform with the regulations of the district in which it is located.
41. Normal High Water means the limit of flowage rights in a regulated water body. In an unregulated water body normal high water is the high water experienced in an average year. For lakes where dams are owned by the New Hampshire Water Resources Board, information on the level of flowage rights is available from the Board.[March 1987]
42. Official Town Map shall mean the adopted official map of the Town of Sanbornton as prescribed by law in NH RSA 674: 9 – 674:12 and 674:20. [May 2008]
43. Open Space means land on which no buildings or other man-made improvements are located except those improvements which specifically support the use of the open space. The open space land shall be in an undeveloped condition to serve environmental functions, or to be used for conservation, agriculture, forestry and/or outdoor recreation for which no recreation fees are charged for use of recreational structures or improvements. The open space shall generally be unfragmented, contiguous and continuous, that is, not interrupted by buildings, roads, driveways or other improvements which support the land development. [May 2007]
44. Outdoor Recreational Facility: A place opened to the public and designed and equipped for sports,leisure time activities, other outdoor recreational activities (such as cross country and equestrian pursuits) as long as such activities do not require the use of a closed track or course needed for motorized vehicles. Accessory service building(s) shall be limited to that necessary to the pursuit of the sport. [March 2000]
45. Pre-site Built Housing means any structure designed primarily for residential occupancy which is wholly or in substantial part made, fabricated, formed or assembled in off-site manufacturing facilities in conformance with the United States Department of Housing and Urban Development minimum property standards and local building codes, for installation, or assembly and installation, on the building site. For the purposes of this section, pre-site built housing shall not include manufactured housing, as defined in RSA 674:31 and this ordinance and as from time to time amended.[RSA 674:31-a, 1990]
46. Recreational Vehicle or RV means travel trailer, pickup camper on or off the truck, wheel camper, motor home, van or bus conversion, or any other vehicle for use as temporary dwelling for travel, recreation and vacation use.

47. Right-of-Way means and includes all range roads, town, state and federal highways and the land on either side of the same as covered by statutes to determine the widths of the rights-of-way.
48. Road shall mean any a state highway, or a highway, road or street, which is lawfully existing for the purpose of travel and access to adjoining property and is maintained by the State or the Town of Sanbornton for vehicular travel. The word “road” shall include the entire right-of-way. [May 2008]
49. Seasonal Dwellings means buildings of design or character suitable for seasonal living purposes, the intent being to regard such dwelling as designed for summer use primarily.
50. Structure means anything constructed or erected which is permanently attached to the ground (on, above or below the ground). Structures include (but are not limited to) buildings, docks, docking facilities, swimming pools, cell phone towers, communication towers, transmission towers, wind or solar energy generation towers or facilities, water storage/fuel storage/feed storage facilities. Structures shall not include minor installations such as (but not limited to) flagpoles, yard lights, recreational apparatus, fences, free-standing walls and retaining walls. The following municipal or public services are not considered structures: underground or overhead gas, electrical, sewer, water transmission or distribution lines and facilities, including poles, wires, mains, drains, sewers, pipes, conduits, cables, and similar equipment and accessories used in connection therewith.
51. Subdivision shall mean the division of a lot, tract or parcel of land into two or more lots, plats, sites, or other divisions of land for the purpose, whether immediate or future, of sale, rent, lease, condominium conveyance or building development. It includes re-subdivision and, condominium and other cooperative forms of ownership, and when appropriate to the context, relates to the process of subdividing or to the land or territory subdivided. The division of a parcel of land held in common and subsequently divided into parts among several owners shall be deemed a subdivision under this chapter. (Ref: NH RSA 672:14) [May 2008]
52. Subdivision, Minor shall mean a subdivision of a lot, tract or parcel of land which would create no more than two lots. [May 2008]
53. Subdivision Plan shall mean the maps, drawings and charts on which the applicant's plan of subdivision is indicated, prepared as required by the Subdivision Regulations of the Town of Sanbornton and which, if approved by the Board, will be submitted by the Board to the Belknap County Registry of Deeds for recording at the applicant's expense. [May 2008]
54. Tourist Court, Cabins, Motel means any group of two or more detached or semi-detached buildings containing guest rooms or apartments with automobile storage space available serving such rooms or apartments provided in connection therewith.
55. Tourist Home means any place consisting of a room or groups of rooms located on one premise where transient accommodations for sleeping or living purposes for not more than six persons are provided for a price.
56. Trailer Camp, Trailer Park Campground means any land area occupied or designed for occupancy by two or more travel trailers, pickup campers, motorized homes, tents or tent campers, used for temporary purposes.
57. Travel Trailer means a vehicular portable structure designed as a temporary dwelling unit for travel, recreation, and vacation uses, which (a) is identified by the manufacturer on the unit as a travel trailer, and (b) which is not over 8 feet in width or 30 feet in length.

58. Waterfront Access means frontage on or access to a lake and pond.

GENERAL PROVISIONS
TABLE OF CONTENTS

(Note: This table of contents is not part of the Zoning Ordinance)

Article 4	General Provisions	4.1
	A. Fire Damage/Ruins Removal	4.2
	B. Removal of Sod/Loam	4.2
	C. Advertising signs	4.2
	D. No Use Other than Specified in the Ordinance are Permitted	4.5
	E. Use of Temporary RV's and Housing	4.5
	F. One Dwelling to a Lot	4.6
	G. Personal Wireless Service Facilities (Cell Phone Towers)	4.6
	H. Public Water Supply / Future Public Water Supply	4.19
	I. Abolition of Historical District	4.20
	J. Private Family Cemeteries	4.20
	K. Conversion to Condo or Cooperative Ownership in Subdivision	4.20
	L. Water Body Setback	4.20
	M. Soil Erosion & Sediment Control	4.20
	N. Involuntary Merging of Non-Conforming Lots	Rescinded 2006
	O. Waiver of Setbacks for Utility Purpose	4.23
	P. Junk Yards	4.23
	Q. New / Renovated Handicapped / Elderly Housing	Rescinded 2005
	R. Child Day Care	4.24
	S. Home Occupations	4.25
	T. Cluster Development Zoning	4.27
	U. Recreational Campgrounds	4.29
	V. The Right to Farm	4.31
	W. Impact Fees	4.32
	X. Accessory Apartments	4.33
	Y. Small Wind Energy Systems	4.34
	Z. Solar Energy Systems	4.38
	AA.1 Compliance with Other Regulations	4.46
	BB.1 Lot Size & Frontage Averaging	4.46
	CC.1 Senior Housing Development	4.46

ARTICLE 4 GENERAL PROVISIONS

- A. No owner or occupant of land in any district shall permit fire or other ruins to be left but shall remove the same to ground level within two years.
- B. The removal of sod or loam from the Town is prohibited. Sand, gravel, rock, soil or construction aggregate may be removed only in the General Agricultural or Forest Conservation District, except that the Town may draw upon sources of gravel and other road building materials within any District for the purpose of public use within the Town as permitted by RSA 155-E.

C. Advertising Signs

(1) Purpose Statement: The “Advertising Signs” regulations are adopted to further the following Master Plan “Guiding Principle”, specifically to “protect and enhance our small town and historic character ...” and to further the following “Planning Goal”: specifically to “Maintain and support the rural and traditional character of Sanbornton.”

(2) Definitions:

(a) Advertising sign shall include any billboard, outdoor sign, notice, poster, display figure, painting, message placard, or any other device which is designated or intended to attract or which does attract the attention of those using roadways within the Town.

(b) Area of an advertising sign:

(i) The area of a free standing plane sign shall be measured from the outside dimensions of the structure, including borders but excluding supports which constitutes the advertisement or display. For a rectangular sign the area shall be the product of length multiplied by width. For other geometric plane structures, area shall be computed according to appropriate geometric formula.

(ii) Area of a plane advertising sign attached to a building or structure shall be computed as the entire area utilized in creating the display. Specifically included is background on a building or structure, which is modified to implement the display.

(iii) The area of three-dimensional structures shall be computed on the basis of the total display area measured from the outside dimensions of the structure including borders but excluding supports.

(iv) For irregular advertising signs or displays whose area cannot be computed by Article 4, C, (b) para. (i), (ii), or (iii), the selectmen shall determine the area. Their determination shall be final.

(3) No sign in any district shall be located or operated so as to distract, obstruct or otherwise impair the vision of automobile operators.

(4) No sign in any district shall be located as to obstruct scenic views, as determined by a majority of the selectmen, nor shall any sign be erected or maintained upon trees or drawn upon rocks or other natural features.

- (5) Posting of signs on trees to prohibit criminal trespass in accordance with NH RSA 635:4 is permitted. [March 1990]
- (6) No sign in any district shall be located or operated to constitute a nuisance or violation of good taste as determined by a majority of the selectmen. Signs, which are obsolete, not clean, and/or not in good repair or securely affixed, to a substantial structure shall constitute a nuisance.
- (7) When ordered by a vote of the selectmen, signs in violation of this zoning ordinance shall be removed or modified within a period of 15 days. Signs not removed or modified by the owner are subject to removal or modification by the Town at the property owner's expense.
- (8) Existing signs, which do not conform, to this ordinance shall be removed by the property owner within a period not to exceed two years following adoption of the amendment to the zoning ordinance.
- (9) Signs other than specified by this ordinance are prohibited, except that nothing herein shall be construed as prohibiting signs to be installed at the direction of the selectmen for the purpose of identification of highway, roadways or points of historical interest and for implementing the orderly flow of traffic in the Town.
- (10) The selectmen may, at their discretion, erect directional signs at the request of business, professional, service and commercial enterprises. All such directional signs shall be uniform in size and shape and contain only information regarding the name of the enterprise, direction and distance. The selectmen shall require that the entire cost of installing and maintaining such directional signs be borne by the enterprises receiving this service.
- (11) Signs not requiring a permit are as follows:
 - (a) Nameplates. One sign per dwelling unit, not exceeding 5 square feet in sign face area, stating the name or other means of identifying the property.
 - (b) Announcements. Non Profit organizations may display two signs for each event not to exceed 32 square feet in aggregate sign face area, during a period not to exceed 30 days prior to and 3 days after said event.
 - (c) Construction Signs. Not more than two signs identifying the owner, contractor, and the design professionals having an aggregate sign face area of 32 square feet may be displayed on an active construction site. Signs may be displayed upon approved construction and not to exceed 30 days after completion of the construction.
 - (d) Yard Sale Signs. Not more than two signs with an aggregate sign face area of 16 square feet may be displayed within 7 days prior to the opening of the sale.
 - (e) Farm Produce Signs. Owners of lots, where farm produce is offered for sale, may display 2 on-site signs not to exceed 32 square feet in aggregate sign face area. Off-site directional signs at each intersection in the Town right-of-way are subject to approval by the Board of Selectmen.
 - (f) Real Estate signs in all districts shall comply with Article 4 (C) (11). [March 2003]
- (12) Nothing shall prevent a property owner or lease-holder from displaying a nameplate sign on his property, of not more than five square feet total area with his name or other means of identifying his property.

(13) Recreation District signs pertaining to the lease, sale or use of a lot or building are permitted. Such signs are allowed only on the property to which the sign(s) apply. Such signs shall not exceed a total area of five square feet each. Not more than two such signs are permitted for each lot or building so advertised. Illuminated signs are not permitted. Any other advertising sign is not permitted in this district.

(14) Commercial District
General Agricultural District
General Residence District
Forest Conservation District

- (a) Signs permitted in the Recreation District are permitted in the Commercial District, General Agricultural District, General Residence District and Forest Conservation District.
- (b) Permitted businesses or professional enterprises shall be allowed not more than two advertising signs. Such signs shall not exceed fifteen (15) square feet in area each, and shall not be more than 10 feet higher, at the highest point, than the level of the road surface to which their content is directed, and shall be located on the same lot(s) as the building(s) in which the permitted use is conducted. Freestanding signs on the same lot shall be separated from each other by a distance of not less than fifty (50) feet.

Two or more permitted businesses or professional enterprises located on a single lot or on contiguous lots sharing a common driveway or parking area shall be allowed not more than one wall advertising sign per business and one shared freestanding advertising sign in common. Permitted businesses or professional enterprises shall be allowed no other signage. Wall signs shall not exceed twenty-two (22) square feet in area. The area for each sign advertising a business within the common sign shall not exceed eight (8) square feet in area. The common sign shall not exceed thirty-two (32) square feet in total area and shall not be more than fifteen (15) feet higher, at the highest point, than the level of the road surface to which its content is directed, and shall be located on the same lot(s) as the building(s) in which the permitted use is conducted.

Design standards. Business signs may be illuminated at the discretion of the owner using external white incandescent or fluorescent lighting. Flashing or blinking illumination is expressly forbidden. Signs may be illuminated only during working hours for the respective business or professional enterprise. Signs which move or have animated or moving parts are forbidden. Where two advertising signs are installed, each sign shall be complete in its own advertising message or content. [March 1995]

(15) Historical Conservation District

Signs permitted in the Commercial District Recreational District, General Agricultural District, General Residential District are permitted in the Historical Conservation District, except that all signs in the Historical Conservation District shall be colonial in design and are subject to the approval of the Historical Preservation Commission.

(16) Highway Commercial District

- (a) Two advertising signs not to exceed twenty-five square feet each in surface area may be erected on the premises and contain advertising pertaining to the permitted business conducted thereon, subject to the following provision:
 - (i) Location shall not be less than 50 feet from the edge of the nearest adjacent right-of-way.
 - (ii) Free standing signs shall be not more than 10 feet high, at the highest point, than the level of the road surface to which their content is directed, and shall be located within 50 feet to the buildings in which the permitted use is conducted.
For a sign(s) installed on a building, the highest point on the sign shall not be more than 15 feet above the building which houses the permitted business and in no case shall be more than 30 feet above the surrounding grade or nearest adjacent roadway whichever is lower.
Illumination shall be by means of external white incandescent or fluorescent lighting. Flashing or blinking illumination is expressly forbidden. Signs which move or have animated or moving parts are forbidden.
 - (iii) Signs shall also conform with State and Federal Regulations whichever is more restricting.

(17) Before any advertising sign may be erected, enlarged or structurally modified, a Sign Permit must be obtained from the Sanbornton Zoning Enforcement Officer. [May 2010]

D. No uses other than those specified in this ordinance shall be permitted.

E. Use of Temporary Recreational Vehicles and Housing [March 1997]

- (1) Permit the use of not more than a combined total of two of any of the following: tents, travel trailers, wheel campers, motor homes or other recreational vehicles, by a property owner and/or the owner's guests in the General Agricultural, General Residence, Forest Conservation, Historical Preservation, and Recreational District, subject to the following conditions:
 - (a) Such use shall not exceed more than 30 consecutive days;
 - (b) Proper sewage disposal shall be available; and
 - (c) Such use shall comply with all Town Rules, Ordinances and Regulations.
- (2) The use of tents, travel trailers, wheel campers, motor homes, recreational vehicles or other temporary housing in numbers greater than specified above for special events may be permitted by the Selectmen in the General Agriculture, General Residence or Forest Conservation District upon written application by a landowner or authorized agent, subject to the following conditions:
 - (a) No permit shall be granted until a public hearing is held. Notice shall be given for the time and place of the hearing at least 10 calendar days before the hearing, and shall be published in a paper of general circulation and posted in at least two public places in the municipality.
 - (b) The Selectmen shall set forth the terms and conditions of the permit sufficient to insure that public health, safety and general welfare of the community are assured. The terms and conditions shall be recorded in the hearing minutes.

- (c) The Selectmen may require a performance bond from the applicant in an amount sufficient to insure that such terms and conditions are fulfilled and the area is restored to its original condition.

(3) The use of temporary housing for emergency purposes may be permitted by the Board of Selectmen in any district for a period not to exceed 120 days. The granting of the permit shall be made pursuant to the Health Officer inspecting and approving the water source and sewage disposal system. Continued use beyond 120 days requires the granting of a special exception from the Zoning Board of Adjustment under Article 18(B)5.

- F. No more than one dwelling shall be permitted on any lot except in those zones where multiple family dwellings are permitted.

G. Personal Wireless Services Facilities [March 2002]

1. Authority

This ordinance is adopted by the Town of Sanbornton in accordance with the authority as granted in New Hampshire Revised Statutes Annotated 674:16 and 674:21, procedurally under the guidance of 675:1, II and in accordance with RSA 12-K.

2. Purpose and Goals

This ordinance is enacted in order to effectuate the following goals and standards in permitting the siting of Personal Wireless Services Facilities (PWSF) in accordance with federal and state law:

- (a) To facilitate the review and approval of PWSF by the Town's Planning Board in keeping with the Town's existing ordinances and established development patterns, including the size and spacing of structures and open spaces. This ordinance is intended to be applied in conjunction with other ordinances and regulations adopted by the Town, including historic district ordinances, site plan review regulations and other local ordinances designed to encourage appropriate land use, environmental protection, and provision of adequate infrastructure development.
- (b) Preserve the authority of Sanbornton to regulate and to provide for reasonable opportunity for the siting of PWSF
- (c) Reduce adverse impacts such facilities may create, including, but not limited to; impacts on aesthetics, environmentally sensitive areas, historically significant locations, flight corridors, health and safety by injurious accidents to person and property, and prosperity through protection of property values. To minimize the visual and environmental impacts of PWSF by avoiding the deployment of PWSF that service substantially the same service area.
- (d) Require, where technically feasible, co-location and minimal impact siting options through an assessment of technology, current location options, future available locations, innovative siting techniques, and siting possibilities beyond the political jurisdiction of the Town.
- (e) Permit the construction of new PWSF only where all other reasonable opportunities for co-location have been exhausted.
- (f) Require the configuration of PWSF in a way that minimizes the adverse visual impact of the facilities and antenna

- (g) Require cooperation and co-location, to the highest extent possible, between competitors in order to reduce cumulative negative impacts upon the Town of Sanbornton.
- (h) Provide constant maintenance and safety inspections for any and all facilities.
- (i) Provide for the removal of abandoned facilities that are no longer inspected for safety concerns and code compliance. Provide a mechanism for the Town of Sanbornton to remove these abandoned towers to protect the citizens from imminent harm and danger.
- (j) Provide for the removal or upgrade of facilities that are technologically outdated.
- (k) The regulation of PWSF is consistent with the purpose of the Sanbornton Master Plan to further the conservation and preservation of developed, natural and undeveloped areas, wildlife, flora, and habitats for endangered species; the preservation and protection of the natural resources of Sanbornton; balanced economic growth; the provision of adequate capital facilities; the coordination of the provision of adequate capital facilities with the achievement of other goals; and the preservation of historical, cultural, archaeological, architectural and recreational values.

3. Applicability

(a) Public Property.

Antennas or towers located on property owned, leased, or otherwise controlled by the Town may be exempt from the requirements of this ordinance. This partial exemption shall be available if a license or lease authorizing such antenna or tower has been approved by the Board of Selectmen and the Board of Selectmen elect subject to state law and local ordinance, to seek the partial exemption from this Ordinance and provided that the facility will be at least partially available for public purpose.

(b) Amateur Radio; and/or Receive-Only Antennas

This ordinance shall not govern any tower, or the installation of any antenna that is under 70 feet in height and is owned and operated by a federally-licensed amateur radio station operator or is used exclusively for receive only antennas. This ordinance adopts the provisions and limitations as referenced in RSA 674:16, IV.

Modification of existing amateur radio facilities for commercial use shall require full town review in accordance with this ordinance.

(c) Essential Services & Public Utilities

PWSF shall not be considered infrastructure, essential services, or public utilities, as defined or used elsewhere in the Town's ordinances and regulations. Siting for PWSF is a use of land, and is addressed in this ordinance.

4. Definitions

- (a) "Above Ground Level (AGL)" A measurement of height from the natural grade of a site to the highest point of a structure.
- (b) "Alternative tower structure" Innovative siting techniques that shall mean man-made trees, clock towers, bell steeples, light poles, and similar alternative-design mounting structures that camouflage or conceal the presence of antennas or towers.
- (c) "Antenna" The surface from which wireless radio signals are sent and received by a PWSF.

- (d) “Average tree canopy height” Means the average height found by inventorying the height above ground level of all trees over a specified height within a specified radius.
- (e) “Carrier” Means a person that provides personal wireless services.
- (f) “Cluster Development” means an innovative residential subdivision of a parcel of land, as provided in RSA 674:21, where, instead of subdividing the entire parcel into house lots of conventional size, a similar number of single family dwelling units may be clustered on lots of reduced dimensions. The remaining land in the cluster development which has not been built upon is permanently reserved for open space.
- (g) “Co-location” The use of a single mount on the ground by more than one carrier (vertical co-location) and/or several mounts on existing building or structure by more than one carrier.
- (h) “Elevation” The measurement of height above sea level.
- (i) “Environmental Assessment (EA) and Environmental Impact Statement (EIS)” Documents required by the Federal Communications Commission (FCC) and the National Environmental Policy Act (NEPA) when a PWSF is placed in certain designated areas.
- (j) “Equipment shelter” Means an enclosed structure, cabinet, shed vault, or box near the base of a mount within which are housed equipment for PWSF’s, such as batteries and electrical equipment.
- (k) “FAA” An acronym that shall mean the Federal Aviation Administration.
- (l) “FCC” An acronym that shall mean the Federal Communications Commission.
- (m) “Fall Zone” The area on the ground within a prescribed radius from the base of a PWSF. The fall zone is the area within which there is a potential hazard from falling debris (such as ice) or collapsing material.
- (n) “Functionally Equivalent Services” Cellular, Personal Communication Services (PCS), Enhanced Specialized Mobile Radio, Specialized Mobile Radio and Paging.
- (o) “Guyed Tower” A monopole or lattice tower that is tied to the ground or other surface by diagonal cables.
- (p) “Height” Shall mean, when referring to a tower or other structure, the distance measured from ground level to the highest point on the tower or other structure, even if said highest point is an antenna.
- (q) “Lattice Tower” A type of mount that is self-supporting with multiple legs and cross bracing of structural steel.
- (r) “Licensed Carrier” A company authorized by the FCC to construct and operate a commercial mobile radio services system.
- (s) “Monopole” The type of mount that is self-supporting with a single shaft of wood, steel or concrete and a platform (or racks) for panel antennas arrayed at the top.
- (t) “Mount” Means the structure or surface upon which antennas are mounted and include roof-mounted, side-mounted, ground-mounted, and structure-mounted types.
- (u) “Omnidirectional (whip) antenna” A thin rod that beams and receives a signal in all directions.

- (v) “Open Space” means land on which no buildings or other man-made improvements are located except those improvements which specifically support the use of the open space. The open space land shall be in an undeveloped condition to serve environmental functions, or to be used for conservation, agriculture, forestry and/or outdoor recreation for which no recreation fees are charged for use of recreational structures or improvements. The open space shall generally be unfragmented, contiguous and continuous, that is, not interrupted by buildings, roads, driveways or other improvements which support land development.
- (w) “Panel Antenna” A flat surface antenna usually developed in multiples.
- (x) “Personal Wireless Service Facility” or “PWSF” or “facility” means any “PWSF” as defined in the federal Telecommunications Act of 1996, 47 U.S.C. section 332(c)(7)(c)(ii), including facilities used or to be used by a licensed provider of personal wireless services.
- (y) “Personal Wireless Services” Means any wireless telecommunications services, and commercial mobile services including cellular telephone services, personal communications services, and mobile and radio paging services as defined in the federal Telecommunications Act of 1996, 47 U.S.C. section 332 (c)(7)(C)(ii), including facilities used or to be used by a licensed provider of personal wireless services.
- (z) “Planning Board or Board” Shall mean the Town of Sanbornton Planning Board and the regulator of this ordinance.
- (aa) “Preexisting towers and antennas” Shall mean any tower or antenna lawfully constructed or permitted prior to the adoption of this ordinance. Shall also mean any tower or antenna lawfully constructed in accordance with this ordinance that predates an application currently before the Board.
- (bb) “Radio frequency radiation” Means the emissions from PWSF.
- (cc) “Security Barrier” A locked wall or fence that seals an area from unauthorized entry or trespass.
- (dd) “Separation” The distance between one carrier’s array of antennas and another carrier’s array.
- (ee) “Stealth Application” Means, for a PWSF, designed to look like a structure which may commonly be found in the area surrounding a proposed PWSF such as, but not limited to, flagpoles, light poles, traffic lights, or artificial tree poles. Also means, for a PWSF one that is disguised, hidden, part of an existing or proposed structure, or placed within an existing or proposed structure. (Stealth application is often referred to as “camouflaged” technology.)
- (ff) “Telecommunications Facilities” Shall mean any structure, antenna, tower, or other device, which provides commercial mobile wireless services, unlicensed wireless services, cellular phone services, specialized mobile radio communications (SMR), and personal communications service (PCS), and common carrier wireless exchange access services.
- (gg) “Tower” Shall mean any structure that is designed and constructed primarily for the purpose of supporting one or more antennas, including self-supporting lattice towers, guy towers, or monopole towers. The term includes radio and television transmission towers, microwave towers, common-carrier towers, cellular telephone towers, alternative tower structures, and the like.

5. Conditional Use Permits

- (a) **General:** Telecommunications Facilities are permitted only after obtaining a Conditional Use Permit from the Planning Board. All such uses must comply with other applicable ordinances and regulations of the Town of Sanbornton.
- (b) **Issuance of Conditional Use Permits:** In granting the Conditional Use Permit, the Planning Board may impose conditions to the extent the Board concludes such conditions are necessary to minimize any adverse effect of the proposed tower on adjoining properties, and preserve the intent of this Ordinance.
- (c) **Procedure on Application:** The Planning Board shall act upon the application in accordance with the procedural requirements of the Site Plan Review Regulations and RSA 676:4.

All towns within 20 miles of the proposed location will be notified of the public hearing, by certified mail, to be paid by the applicant. A notice will also be posted in the newspaper customarily used for legal notices by these municipalities. Such notice shall be published not less than 7 days or more than 21 days prior to the public hearing date.

- (d) **Decisions:**

All decisions shall be rendered in writing. A denial must be based upon substantial evidence contained in the written record.

Permits shall be renewable every five years. This time frame shall be consistent with the timing for security bond renewal. This permit shall become invalid if the security bond lapses.

- (e) **Information Required:**

In order to assess compliance with this Ordinance, the Planning Board shall require the applicant to submit the following prior to any approval by the Board:

- (1) Propagation map showing proposed radio frequency coverage.
- (2) Photographic documentation of the balloon test(s).
- (3) The applicant shall submit written proof that the proposed use/facility complies with the FCC regulations on radio frequency (RF) exposure guidelines.
- (4) The applicant shall submit written proof that it has conducted an evaluation of any requirements of the National Environmental Policy Act (NEPA) pertaining to the proposed facility, as may be required under applicable FCC rules, and the results of any such evaluation. If an Environmental Assessment (EA) or an Environmental Impact Statement (EIS) is required under the FCC rules and/or NEPA, the applicant shall submit the EA or EIS to the Board prior to the beginning of the federal 30-day comment period; the Town proceedings with respect to the proposed facility shall become part of the FCC application requirements.

The applicant will provide the Board with the following information:

- (1) The number of sites for telecommunication facilities each provider will require;
- (2) Sites outside of the Town for the particular coverage area that are being considered;
- (3) How the siting of a telecommunication facility will affect the ability to allow a competitor's antennas on the same property.

- (4) The applicant will provide the Board with studies of alternative sites in Town that have been considered for siting.
- (5) The applicant shall submit an agreement with the Town that allows for the maximum allowance of co-location upon the new structure. Such statement shall, at a minimum, require the applicant to supply available co-location for reasonable fees and costs to other wireless telecommunication providers. An opportunity for co-location is not to be considered a justification for excessive height of towers. Co-location opportunities shall also not exclude the investigation of alternative sites.
- (6) The applicant will provide the Board with any copies of the federal license from the FCC proving that they, or their contracted client, are eligible to deploy their systems under the Federal Telecommunications Act of 1996.

Upon request, the applicant will provide:

- (1) Detailed maps showing all of the carrier's current externally visible tower and monopole locations in the state within a 20-mile radius, both active and inactive; and
- (2) Site descriptions for each of the above locations showing the antenna height and diameter, and all externally visible structures.
- (3) The applicant will submit an agreement to the Town to the effect that the Town will be held harmless for any extraordinary fire or safety events.
- (4)

6. Siting Standards:

(a) Use Regulations:

A PWSF shall require a conditional use permit in all cases and may be permitted as follows:

- (1) A PWSF may locate on any existing guyed tower, lattice tower, monopole, electric utility transmission tower, fire tower, water tower, building roof or side mount, cupola or steeple. Such facilities may locate by Conditional Use Permit in all zoning districts within the Town.
- (2) A PWSF involving construction of one or more ground mounts shall require a Conditional Use Permit and may be located in the Commercial, Agricultural and Forest Conservation districts within the Town.
- (3) A PWSF that exceeds the height restrictions of Section 6 (d) may be permitted by Conditional Use Permit in the Commercial, Agricultural, and Forest Conservation District.
- (4) Principal or Secondary Use: An applicant who successfully obtains permission to site under this ordinance as a second and permitted use may construct PWSF in addition to the existing permitted use. PWSF may be considered either principal or secondary uses. A different existing use or an existing structure on the same lot shall not preclude the installation of an antenna or tower on such lot. For purposes of determining whether the installation of a tower or antenna complies with local development regulations, including but not limited to set-back requirements, lot-coverage requirements, and other such requirements, the dimensions of the entire lot shall control, even though the antennas or towers may be located on leased parcels within such lots. PWSF that are constructed in accordance with the provisions of this ordinance shall not be deemed to constitute the expansion of a nonconforming use or structure. Nor shall such facilities be deemed to be an "accessory use"

(b) Location:

Applicants seeking approval for PWSF shall comply with the following:

- (1) If feasible, PWSF shall be located on existing structures, including but not limited to buildings, water towers, existing telecommunications facilities, utility poles and towers, and related facilities, provided that such installation preserves the character and integrity of those structures. In particular, applicants are urged to consider use of existing telephone and electric utility structures as sites for one or more PWSF. The applicant shall have the burden of proving that there are no feasible existing structures upon which to locate.
- (2) The applicant proposing to build a new tower shall submit an agreement with the Town that maximizes allowance of co-location upon the new structure. Such statement shall become a condition to any approval. This statement shall, at a minimum, require the applicant to supply available co-location for reasonable fees and costs (prevailing rates) to other telecommunications providers. Failure to provide such an agreement is evidence that the applicant's proposed facility will not integrate with the overall telecommunications facility planning of Sanbornton, and grounds for denial.
- (3) The applicant shall submit the engineering information detailing the size and coverage required for the facility location. The Planning Board may have this and any other information reviewed by a consultant for verification of any claims made by the applicant regarding technological limitations and feasibility for alternative locations. Cost for this review shall be borne by the applicant in accordance with 676:4 I (g).
- (4) If the applicant demonstrates that it is not feasible to locate on an existing structure, PWSF shall be designed so as to be camouflaged to the greatest extent possible, including but not limited to; use of compatible building materials and colors, screening, landscaping, and placement within trees.
- (5) The applicant shall submit documentation of the legal right to install and use the proposed facility mount at the time of application for a building permit and/or conditional use permit.

(c) Co-location

- (1) Licensed carriers shall share PWSF and sites where feasible and appropriate, thereby reducing the number of PWSF that are stand-alone facilities. All applicants for a Conditional Use Permit for a PWSF shall demonstrate a good faith effort to co-locate with other carriers. Such good faith effort includes:
 - (a) A survey of all existing structures that may be feasible sites for co-locating PWSF;
 - (b) Contact with all the other licensed carriers for commercial mobile radio services operating in municipalities within a 20 mile radius; and
 - (c) Sharing information necessary to determine if co-location is feasible under the design configuration most accommodating to co-location.
- (2) In the event that co-location is found to be not feasible, a written statement of the reasons for the infeasibility shall be submitted to the Town. The Town may retain a technical expert in the field of RF engineering to verify co-location at the site is not feasible or is feasible given the design configuration most accommodating to co-location. The cost for such a technical expert will be at the expense of the applicant. The Town may deny

a Conditional Use Permit to an applicant that has not demonstrated that co-location is not feasible.

- (3) If the applicant does intend to co-locate or to permit co-location, the Town shall request drawings and studies, which show the ultimate appearance and operation of the PWSF at full build-out.
- (4) If the Planning Board approves co-locations for a PWSF site, the Conditional Use Permit shall indicate how many facilities of what type shall be permitted on that site. Facilities specified in the Conditional Use Permit approval shall require no further zoning approval. However, the addition of any facilities not specified in the approved Conditional Use Permit shall require a new Conditional Use Permit.

(d) Height Requirements:

- (1) Height, General: Regardless of the type of mount, PWSF shall be no higher than ten feet above the average height of buildings or trees within 300 feet of the proposed facility. In addition, the height of a PWSF shall not exceed by more than ten feet the height limits of the zoning district in which the facility is proposed to be located, unless the facility is completely camouflaged such as within a flagpole, steeple, chimney, or similar structure. PWSF may locate on a building that is legally non-conforming with respect to height, provided that the facilities do not project above the existing building height.
- (2) Height, Ground-Mounted Facilities: Ground-mounted PWSF shall not project higher than ten feet above the average building height or, if there are no buildings within 300 feet, these facilities shall not project higher than ten feet above the average tree canopy height, measured from average ground level. If there are no buildings within 300 feet of the proposed site of the facility, all ground-mounted PWSF shall be surrounded by dense tree growth to screen views of the facility in all directions. These trees may be existing on the subject property or planted on-site.
- (3) Height, Side and Roof-Mounted Facilities: Side and roof-mounted PWSF shall not project more than ten feet above the height of an existing building nor project more than ten feet above the height limit of the zoning district within which the facility is located. PWSF may locate on a building that is legally non-conforming with respect to height, provided that the facilities do not project above the existing building height.
- (4) Height, Existing Structures: New antennas located on any of the following structures existing on the effective date of this ordinance shall be exempt from the height restrictions of this ordinance provided that there is no increase in height of the existing structure as a result of the installation of a PWSF: water towers, guyed towers, lattice towers, fire towers and monopoles.
- (5) Height, Existing Structures (Utility): New antennas located on any of the following existing structures shall be exempt from the height restrictions of this ordinance provided that there is no more than a twenty foot (20') increase in the height of the existing structure as a result of the installation of a PWSF: electric transmission and distribution towers, telephone poles and similar existing utility structures. This exemption shall not apply in the historic district.
- (6) Balloon Test: The applicant shall provide notice of a date on which a balloon (or balloons) will be floated at the proposed site, and provide pictures from all locations around town and within 20 miles from which the balloon(s) is visible.

(e) Setbacks

- (1) All PWSF and their equipment shelters shall comply with the building setback provisions of the zoning district in which the facility is located.
- (2) In order to ensure public safety, the minimum distance from the base of any ground-mounted PWSF to any property line, road, habitable dwelling, business or institutional use, or public recreational area shall be the height of the facility/mount, including any antennas or other appurtenances. This setback is considered a “fall zone”.
- (3) In the event that an existing structure is proposed as a mount for a PWSF, a fall zone shall not be required, but the setback provisions of the zoning district shall apply. In the case of pre-existing non-conforming structures, PWSF and their equipment shelters shall not increase any non-conformities.
- (4) Towers over 90 feet in height shall not be located within one-quarter mile of any existing tower that is over 90 feet in height.
- (5) In reviewing a Conditional Use Permit application for a PWSF, the Planning Board may reduce the required fall zone and/or setback distance of the zoning district, if it finds that a substantially better design will result from such reduction. In making such a finding, the Planning Board shall consider both the visual and safety impacts of the proposed use.

7. Design Standards

Visibility/Camouflage: PWSF shall be camouflaged as follows;

(a) Camouflage by Existing Buildings or Structures

- (1) When a PWSF extends above the roof height of a building on which it is mounted, every effort shall be made to conceal the facility within or behind existing architectural features to limit its visibility from public ways. Facilities mounted on a roof shall be stepped back from the front façade in order to limit their impact on the building’s silhouette.
- (2) PWSF which are side mounted shall blend with the existing building’s architecture and shall be painted or shielded with material which is consistent with the design features and materials of the building.

(b) Camouflage by Vegetation

If PWSF are not camouflaged from public viewing areas by existing buildings or structures, they shall be surrounded by buffers of dense tree growth and understory vegetation in all directions to create an effective year-round visual buffer. Ground-mounted PWSF shall provide a vegetated buffer of sufficient height and depth to effectively screen the facility. Trees and vegetation may be existing on the subject property or installed as part of the proposed facility or a combination of both. The Planning Board shall determine the types of trees and plant materials and depth of the needed buffer based on site conditions.

(c) Color:

- (1) PWSF which are side-mounted on buildings shall be painted or constructed of materials to match the color of the building material directly attached thereto.
- (2) To the extent that any PWSF extend above the height of the vegetation immediately surrounding it, they shall be painted in a color determined best to blend in with the natural surroundings and/or background.
- (3)

(d) Equipment Shelters:

- (1) Equipment shelters shall be located in underground vaults; or
- (2) Equipment shelters shall be camouflaged behind an effective year-round landscape buffer, equal to the height of the proposed building, and/or wooden fence. The Planning Board shall determine the style of fencing and/or landscape buffer that is compatible with the neighborhood.

(e) Lighting and Signage

- (1) PWSF shall be lighted only if required by the Federal Aviation Administration (FAA). Lighting of equipment structures and any other facilities on-site shall be shielded from abutting properties. There shall be total cutoff of all light at the property lines of the parcel to be developed.
- (2) Signs shall be limited to those needed to identify the property and the owner and warn of any danger. All signs shall comply with the requirements of the Town's sign regulations.
- (3) All ground-mounted PWSF shall be surrounded by a security barrier.

(f) Historic Buildings and District

- (1) Any PWSF located on or within an historic structure, as designated by the Town, shall not alter the character-defining features, distinctive construction methods, or original historic materials of the building.
- (2) Any alteration made to an historic structure to accommodate a PWSF shall be fully reversible.
- (3) PWSF within an historic district shall be concealed within or behind existing architectural features, or shall be located so that they are not visible from public roads and viewing areas within the district.

(g) Scenic Landscapes and Vistas

No tower or antenna shall be located or operated so as to unreasonably obstruct scenic views, as determined by a majority of the Selectmen, nor shall any radio tower/antenna be erected or maintained upon trees or other natural features. No radio tower/antenna shall be located to constitute a nuisance. Radio towers/antennas, which are obsolete, not clean and/or not in good repair, or not securely affixed to a substantial structure, shall constitute a nuisance. Also, a tower/antenna which facilitates the interruption of television or radio reception shall be referred to the FCC for appropriate action.

(h) Environmental Standards:

- (1) PWSF shall not be located in wetlands or in wetland buffer areas.
- (2) No hazardous waste shall be discharged on the site of any PWSF. If any hazardous materials are to be used on-site, there shall be provisions for full containment of such materials. An enclosed containment area shall be provided with a sealed floor, designed to contain at least 110% of the volume of the hazardous materials stored or used on the site.
- (3) Ground-mounted equipment for PWSF shall not generate noise in excess of 50 dBA at the property line.
- (4) Roof-mounted or side-mounted equipment for PWSF shall not generate noise in excess of 50 dBA at ground level at the base of the building closest to the antenna.

(5) Back-up power generation equipment may exceed the required decibel levels if necessary to maintain power to the PWSF during temporary power outages.

(i) Safety Standards:

- (1) All equipment proposed for a PWSF shall be authorized per the FCC Guidelines for Evaluating the Environmental Effects of Radio frequency Radiation (FCC Guidelines).
- (2) Towers shall be enclosed by security fencing not less than six feet in height and shall also be equipped with an appropriate anti-climbing device.
- (3) To ensure the structural integrity of towers and antennas, the owner of a tower shall ensure that it is maintained in compliance with standards contained in applicable local building codes. If, upon inspection, the Town concludes that a tower fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice being provided to the owner of the tower, the owner shall have 30 days to bring such tower into compliance with such standards. If the owner fails to bring such tower in compliance within 30 days, such action shall constitute an abandonment and grounds for the removal of the tower or antenna as abandoned, in accordance with Section 13 at the owners expense through execution of the posted security.
- (4) Access to the site will be maintained so that Emergency Safety Equipment shall be able to access the PWSF and facilities building on a year round basis.

(j) Modifications

A modification of a PWSF may be considered equivalent to an application for a new PWSF and will require a Conditional Use Permit when the following events apply:

- (1) The applicant and/or co-applicant request to alter the terms of the Conditional Use Permit by changing the PWSF in one or more of the following ways;
 - (a) Change in the number of facilities permitted on the site;
 - (b) Change in technology used for the PWSF.
- (2) The applicant and/or co-applicant request to add any equipment or additional height not specified in the original design filing.

(k) Reconstruction or Replacement of Preexisting Towers and Antennas

Preexisting tower(s) and antenna(s) in existence at the time of adoption of this Ordinance may be reconstructed, altered, extended or replaced on the same site by Conditional Use Permit, provided that the Planning Board finds that such reconstruction, alteration, extension, or replacement will not be substantially more detrimental to the neighborhood and/or Town than the existing structure. In making such a determination, the Planning Board shall condition whether the proposed reconstruction, alteration, extension or replacement will create public benefits such as opportunities for co-location, improvements in public safety, and/or reduction in visual and environmental impacts. No reconstruction, alteration, extension or replacement shall exceed the height of the existing facility by more than twenty (20) feet.

8. State Requirements (RSA 12-K)

All wireless carriers or their appointed agents doing business, or seeking to do business, in the Town of Sanbornton shall:

- (a) Be allowed to construct new ground-mounted PWSF, provided that these PWSF comply with municipal regulations for maximum height or maximum allowed height above the average tree canopy height, subject to any exceptions, waivers, or variances allowed or granted by the Town.
- (b) Comply with all applicable state and municipal land use regulations.
- (c) Comply with all federal, state, and municipal statutes, rules and regulations, including federal radio frequency radiation emission regulations and the National Environmental Policy Act of 1969, as amended.
- (d) Provide information at the time of application to construct an externally visible PWSF to the Town of Sanbornton and to the NH Office of State Planning, as follows:
 - (1) A copy of their license from the Federal Communications Commission (FCC) proving that they are eligible to deploy their systems in this geographical area and that this deployment falls under the jurisdiction of the federal Telecommunications Act of 1996; or a copy of their contract with a person with such a license, and a copy of that license.
 - (2) Detailed maps showing all of the current externally visible tower and monopole PWSF locations in the state within a 20 mile radius of the proposed externally visible PWSF, both active and inactive.
 - (3) Site descriptions for each of the above locations showing the antenna height and diameter, and showing all externally visible structures.
 - (4) A description of why less visually intrusive alternatives for this facility were not proposed.
- (e) A wireless carrier seeking approval to deploy a wireless communication facility shall be required to pay reasonable fees, including regional notification costs, imposed by the municipality in accordance with RSA 676:4 (I)(g).
- (f) Regional Notification: Any municipality or state authority or agency which receives an application to construct a PWSF which may be visible from any other New Hampshire municipality within a 20 mile radius shall provide written notification of such application and pending action to such other municipality within the 20 mile radius.
- (g) This notification shall include sending a letter to the governing body of the municipality within the 20-mile radius detailing the pending action of the application and shall also include publishing a notice in a newspaper customarily used for legal notices by such municipality within the 20-mile radius, stating the specifics of the application, the pending action, and the date of the next public hearing on the application. Such notice shall be published not less than 10 days or more than 21 days prior to the public hearing date.
- (h) Municipalities within the 20-mile radius and their residents shall be allowed to comment at any public hearing related to the application. Regional notification and comments from other municipalities or their residents shall not be construed to imply legal standing to challenge any decision.

9. Federal Requirements

- (a) All towers must meet or exceed current standards and regulations of the FAA, FCC, and any other agency of the federal government with the authority to regulate towers and antennas. If such standards and regulations are changed, then the owners of the towers and antennas governed by this ordinance shall bring such towers and antennas into compliance with such revised standards and regulations within six (6) months of the effective date of such standards and regulations, unless a more stringent compliance schedule is mandated by the controlling federal agency. Failure to bring towers and antennas into compliance with such revised

standards and regulations shall constitute grounds for the removal of the tower or antenna as abandoned, in accordance with Section 13, at the owner's expense through the execution of the posted security.

- (b) The applicant shall submit written proof that an evaluation has taken place, as well as the results of such evaluation, satisfying the requirements of the National Environmental Policy Act (NEPA) further referenced in applicable FCC rules. If an Environmental Assessment (EA) or an Environmental Impact Statement (EIS) is required under the FCC rules and NEPA, submission of the EA or EIS to the Board prior to the beginning of the federal 30-day comment period, and the Town process, shall become part of the application requirements.

10. Waivers

(a) General

Where the Planning Board finds that extraordinary hardships, practical difficulties, or unnecessary and unreasonable expense would result from strict compliance with this ordinance or the purposes herein may be served to a greater extent by an alternative proposal, it may approve waivers to the ordinance. The purpose of granting waivers under provisions of this ordinance shall be to insure that an applicant is not unduly burdened as opposed to merely inconvenienced by said ordinance. The Board shall not approve any waiver(s) unless a majority of those present and voting shall find that all of the following apply:

- (1) The granting of the waiver will not be detrimental to the public safety, health or welfare or injurious to other property and will promote the public interest.
- (2) The waiver will not, in any manner, vary the provisions of the Sanbornton Zoning Ordinance (other than the terms of this ordinance), Sanbornton Master Plan, or Official Maps.
- (3) Such waiver(s) will substantially secure the objectives, standards and requirements of the ordinance.
- (4) A particular and identifiable hardship exists or a specific circumstance warrants the granting of a waiver. Factors to be considered in determining the existence of a hardship shall include, but not be limited to:
 - (a) Topography and other site features
 - (b) Availability of alternative site locations
 - (c) Geographic location of property
 - (d) Size/magnitude of project being evaluated and availability of co-location

(b) Conditions

In approving waivers, the Board may impose such conditions, as it deems appropriate to substantially secure the objectives of the standards or requirements of these regulations.

(c) Procedures

A petition for any such waiver shall be submitted in writing by the applicant. The petition shall state fully the grounds for the waiver and all of the facts relied upon by the applicant.

11. Appeals under this section

A party aggrieved by a decision under this ordinance may appeal such decision to the New Hampshire Superior Court as provided by RSA 676:5, III and RSA 677:15, as amended.

12. Bonding and Security and Insurance

Recognizing the extremely hazardous situation presented by abandoned and unmonitored towers, the Planning Board shall set the form and amount of security that represents the cost for removal and disposal of abandoned towers in the event that the tower is abandoned and the tower owner is incapable and unwilling to remove the tower in accordance with Section 13. All security will be held by the Town for the life of the tower. Bonding and surety shall be consistent with the provision in the subdivision or site plan review regulations. Furthermore, the Planning Board shall require the submission of proof of adequate insurance covering accident or damage.

Removal of Abandoned Antennas and Towers

Any antenna or tower that is not operated for a continuous period of 12 months shall be considered abandoned and hazardous to the public health and safety, unless the owner of said tower provides proof of quarterly inspections. The owner shall remove the abandoned structure within 90 days of receipt of a declaration of abandonment from the Town notifying the owner of such abandonment. A declaration of abandonment shall only be issued following a public hearing, noticed per Town regulations, with notice to abutters and the last known owner/operator of the tower. If the abandoned tower is not removed within 90 days the Town may execute the security and have the tower removed. If there are two or more users of a single tower, this provisions shall not become effective until all users cease using the tower.

13. Severability

The invalidity of any provision of any section of this ordinance shall not affect the validity of any other provision, of this ordinance, nor of the zoning ordinance as a whole.

H. Public Water Supply/ Future Public Water Supply

- (1) Bodies of water may be designated as public water supplies or future public water supplies by amendment to the zoning ordinance.
- (2) Land surrounding a public water supply or future public water supply may be developed subject to the following restrictions:
 - (a) No structures of any kind including permanent and temporary buildings or living accommodations, waste disposal, and drainage systems, roads or driveways shall be permitted within 200 feet of the high seasonal water mark of ponds, lakes, streams, and brooks.

Structures shall not be constructed within 200 feet of a point discharge water supply such as a spring or well, except that structures may be permitted at elevations below the discharge point elevation by approval of the Board of Adjustment, if contamination of the water supply is precluded.

- (b) Living trees shall not be removed nor shall the soil be disturbed in any manner so as to permit silt to be carried into the body of water.
- (3) A body of water designated a public water supply shall not be used for body contact recreation purposes nor shall motor propelled boats of any kind be permitted.
- (4) Hunkins Pond is designated a future public water supply.

I. Abolition of Historic District

- (1) Abolition of a Historical District shall not change or alter in any way the permitted uses, minimum lot sizes or frontage requirements that existed in the Historical District prior to its abolition.

J. Private Family Cemeteries

- (1) Private family cemeteries are permitted in the General Residence District, General Agricultural District, Forest Conservation District, and Historical District.
- (2) The cemetery lot shall be surveyed by a registered surveyor, marked "Not a Dwelling Lot" and recorded at the Belknap Registry. The cemetery lot layout shall show the stone corner bounds and shall show the dimensional location of all numbered grave lots.
- (3) The property owner shall maintain a copy of the recorded cemetery lot layout and a copy shall be provided to the Town Office. At the time of a burial, the cemetery owner shall supply to the Town Office the deceased's name and grave lot number for the burial lot. [Amended March 2001]
- (4) Adequate access shall be provided with a traversable right-of-way from a public highway. This right-of-way shall not be less than 15 feet wide.
- (5) The procedure for approval of a cemetery lot shall be the same as the procedure for a subdivision approval.
- (6) The cemetery lot shall be combined as one by deed with an abutting dwelling lot which by itself meets the minimum lot size of its district.

- K.** The conversion to condominium or cooperative forms of ownership shall constitute subdivision for the purposes of subdivision regulations.

- L. Water Body Set Back:** There shall be a minimum of 50 feet between water's edge and any structure except single story structures used solely for storage of boats. This requirement shall apply to natural waters and artificial impoundments of water, both of which must be of five acres or more in total area. Water's edge shall be defined as the elevation shown on Geological Survey, U.S. Department of Interior. Where water's edge as delineated is in doubt or dispute, the burden of proof shall be upon the owner(s) of the land in question to establish proper location. At the request of the owner(s), the Planning Board may engage a professional hydrologist to determine the elevation of water's edge. The Planning Board may charge the owner(s) for all or part of the cost of the investigation. Water's edge delineation can be modified by the Planning Board upon receipt of findings of the detailed on-site survey.

M. Soil Erosion and Sediment Control in Land Development

- (1) Control of soil erosion and sedimentation results in developments that minimize damage from soil erosion and sedimentation during construction, prevent off-site soil erosion and sedimentation damage, and results in completed sites stabilized and protected from erosion.
- (2) A Soil Erosion and Sediment Control Plan shall be provided for all site plans and subdivisions (except Minor Subdivisions) where grading, excavating, filling (including hydraulic fill), or other earth moving operations are planned. [March 1989]

- (a) Minor subdivisions, as defined in Section VII of the Sanbornton Subdivision Regulations, do not require soil erosion and sediment control plan unless specifically requested by the Planning Board. [March 1989]
- (b) If requested by the applicant, the Board may waive the control plan requirement if recommended by the Belknap County Conservation District (BCCD).
- (c) A Soil Erosion and Sediment Control Plan shall not be required under this paragraph for any construction, alteration, or expansion of a residential structure that does not require formal approval, unless the changes will result in the addition of more than one residential unit.

(3) Soil Erosion and Sediment Control Plan

- (a) A soil erosion and sediment control plan shall contain provisions to adequately control accelerated erosion and sedimentation and reduce the likelihood of excessive storm runoff based on the best available technology. Suitable principles methods, and practices are found in the Erosion and Sediment Control Design Handbook for Developing Areas of New Hampshire (April 1987, or as amended), alternative principles, methods, and practices may be used with approval of the Planning Board.
- (b) The plan shall contain a narrative describing:
 - (i) The development.
 - (ii) The schedule for grading and construction including approximate start and completion dates, sequence for grading and construction activities; sequence for installation and/or application of soil erosion and sediment control measures; and the sequence for final stabilization of the project site.
 - (iii) The design criteria for proposed soil erosion and sediment control measures and stormwater management facilities.
 - (iv) The construction details for (iii) above.
 - (v) The installation and application procedures for (iii) (above).
 - (vi) The operations and maintenance procedures and schedule of regular inspections for (iii) (above).
- (c) The plan shall contain a site map at maximum scale of 1":100' with five (5) foot contour intervals unless otherwise determined by the Board.
 - (i) The location of the proposed development and adjacent properties.
 - (ii) The existing and proposed topography including soil types, wetlands, watercourses, and water bodies.
 - (iii) Any existing structures on the proposed site

- (iv) The proposed area alterations including cleared, excavated, filled or graded areas; proposed utilities, roads and, if applicable, new property lines and the general location of proposed structures and driveways.
 - (v) The location and design details of all proposed soil erosion and sediment control measures and stormwater management facilities.
 - (vi) The sequence of grading and construction activities.
 - (vii) The sequence for installation and/or application of soil erosion and sediment control measures.
 - (viii) The sequence for final stabilization of the development site.
 - (ix) Existing and proposed vegetation including tree lines, grassy areas, and unique vegetation.
 - (x) Site map, scale and date.
 - (xi) North Arrow.
- (d) The plan shall contain calculations to determine peak flow rates and volumes of runoff water. The soil conservation service method as outlined in Appendix I of Erosion and Sediment Control Design Handbook shall be used for these calculations, unless an alternative method is approved by the Planning Board.
- (e) The applicant shall provide all other information required by the Planning Board or its designated agent.
- (4) Planning Board Review
- (a) Prior to approval, the Board may submit the plan for review by the BCCD, which may make recommendations.
 - (b) The Board may forward a copy of the plan to the Sanbornton Conservation Commission, or other review agency or consultant for review and comment at applicant's expense.
- (5) Conditions
- (a) The estimated costs of measures required to control soil erosion and sedimentation, as specified in the approved plan, may be covered in a performance bond or other assurance acceptable to the Planning Board.
 - (b) Site development shall not begin unless the soil erosion and sediment control plan is approved and those control measures and facilities in the plan scheduled for installation prior to site development are installed and functional

- (c) Planned soil erosion and sediment control measures and facilities shall be installed as scheduled according to the approved plan.
 - (d) All control measures and facilities shall be maintained in effective condition to ensure the compliance of the approved plan during the performance period.
 - (e) The applicant shall obtain Planning Board re-approval for all proposed changes to the plan, including design, implementation, and scheduling, prior to proceeding with an altered plan.
- (6) Inspections may be made by the Planning Board or its designated agent during development to ensure compliance with the approved plan and that control measures and facilities are properly performed or installed and maintained. The Planning Board may require the permittee to verify through progress reports, that soil erosion and sediment control measures and facilities have been performed or installed according to the approved plan and are being operated and maintained.

N. [Rescinded March 2006]

O. Pursuant to RSA 674:30 the Planning Board or its designee upon application by a utility, may waive setback requirements of this ordinance for any unoccupied structure which is less than 200 square feet in area, which is necessary for the furnishing of utility service for the public health, safety, or general welfare, and for which the utility's siting options are limited by virtue of said structure being a physically integrated component of the utility's transmission or distribution apparatus. Any such waiver shall terminate, without further action by the planning board, if said structure ceases to be used for provisions of utility services. All structures shall initially be reviewed under the Site Plan Review Regulations, as amended. Where a waiver is denied by the Planning Board or its designee, the Planning Board shall give notice of a hearing to review the siting of utility structures.
[March 1993]

P. Junkyards

The establishment and operation of junkyards shall be permitted in the Agricultural District subject to the following conditions: [March 1997]

1) Licensing:

- (a) Junk shall only be located in a licensed junkyard.
- (b) The establishment and maintenance of a junkyard requires a License to Operate from the Board of Selectmen, accompanied by a Certificate of Approval for the location of the junkyard issued by the Zoning Board of Adjustment in accordance with RSA 236:111-129, as amended.
- (c) Site plan review approval by the Planning Board is required before a License to Operate may be issued by the Board of Selectmen.

2) Location:

- (a) Licensed junkyards shall be located in accordance with requirements of RSA 236:118, as amended.
- (b) No part of the operation shall be located within seventy-five (75) feet of any rear or side property line

- (c) The minimum lot area shall be 8 acres.
- (d) Aesthetic considerations shall be taken into account in the review of a proposed junkyard in accordance with RSA 236:

3) Screening:

- (a) All junk shall be effectively screened from view from any road and abutting properties by a solid fence or barrier at least eight (8) feet in height, and otherwise in accordance with RSA 236:123, as amended.

4) Operation:

- (a) No oil, grease, tires, gasoline or other similar materials shall be burned, and all other burning shall require written approval from the Board of Selectmen under the supervision of the Fire Department in accordance to the conditions of the License to Operate.
- (b) The storage and disposal of hazardous or toxic materials shall be in accordance with all State and Federal regulations.
- (c) Monitoring wells may be required at suitable locations for the purpose of testing surface and ground water for contamination by hazardous and toxic substances. Provisions shall be made for the Town to enter upon junkyard sites with proper notification for the purpose of obtaining water samples.
- (d) Junkyards shall be maintained so as not to cause a nuisance.
- (e) All junk shall be stored as to provide adequate access by fire fighting equipment.
- (f) No junk pile shall exceed fifteen (15) feet in height.

Q. New and/or Renovated Housing Construction for the Elderly/Handicapped/Disabled [March 1999] [Rescinded March 2005]

R. Child Day Care [March 2000]

1) Purpose

In order to provide affordable, quality, licensed child day within the Town of Sanbornton the following standards in accordance with NH RSA 170-E: 1-22 (as amended) are hereby incorporated into the Town zoning ordinance to insure the health, safety, and welfare of its residents.

2) Definitions

(a) Child day care means the provision of supplemental parental care and supervision:

- (i) for a non-related child or children;
- (ii) on a regular basis;
- (iii) under license by the New Hampshire Division of Public Health Services, Bureau of Child Care Standards and Licensing.

(b) Child day care facility means a building or structure wherein an agency, corporation, partnership, voluntary association, person, or persons, or other organization, regularly provides care for a group of children. The types of child day care agencies are further defined under RSA 170-E.

3) Exemptions

The following do not require Site Plan approval from the Planning Board.

- (a) Programs offering instruction to children, including but not limited to athletics, crafts, music, or dance, the purpose of which is teaching a skill.
- (b) Private homes in which any number of the provider's own children, whether related biologically or through adoption, and up to 3 additional children are cared for regularly for any part of the day, but less than 24 hours, unless the caregiver elects to comply with the provisions of this chapter and be licensed.
- (c) Municipal recreation programs.
- (d) Private homes in which the only children in care are the provider's own children, children related to the provider, and children residing with the provider.
- (e) Child care services offered in conjunction with religious services attended by the parent or offered solely for the purpose of religious instruction.

4) Permits

All state permits and licenses must be in-hand before applying to the Planning Board for review of the child care proposal. A Child Day Care Facility is a permitted use in all districts. Site Plan approval from the Planning Board is required for all child day care agencies, with the exception of those meeting Section C Exemptions. For all categories of child day care agencies requiring a site plan review, the following, in addition to existing site plan review standards must be met:

- (a) One (1) parking space must be provided for each staff person and one space must be provided for each five-(5) licensed capacity slots.
- (b) Loading and unloading of children from vehicles shall be permitted only on facility property in approved parking areas. No vehicles shall be allowed to back-up on the travel lane or shoulder of a public right of way.
- (c) The exterior play area (50 square feet per child as per State of NH requirements) shall be fenced.
- (d) All signage shall conform to the Town regulations for the underlying zone.
- (e) No portion of the day care facility may be located within three hundred (300) feet of commercial gasoline pumps, commercial underground gasoline storage tanks or any other commercial storage of explosive material.
- (f) All structures used for the child day care agency, or portions thereof, shall conform to State of NH Building Codes and Life Safety Codes, as amended. New construction and renovations over 50% of the building's value shall conform to the NH Code of Energy Conservation under RSA 155:D, as amended.

S. Home Occupation [March 2000]

1) Intent and Purpose: It is the intent and purpose of these regulations to provide opportunities for certain types of limited, home occupation or business uses within all of Sanbornton's districts while providing safeguards for the principal uses within the districts.

2) Home Occupation: An accessory use of a dwelling unit for a business, which results in a product or service. It is an occupation, which is carried on by a resident or residents who occupy the dwelling unit and which is clearly subordinate to the residential use of the dwelling unit. A home occupation shall meet the following general conditions:

- (a) A home occupation shall not be permitted out-of-doors on the property. There shall be no outside operations, storage, or display of materials or products on an on-going basis. The exception is any products or materials from an agricultural enterprise or use, which would be a permitted use for that District;
- (b) No equipment or process shall be used in a home occupation, which creates noise, vibration, glare, fumes, or odor detectable off the property;

- (c) No equipment or process shall be used which creates visual or audible electrical interference in any radio or television receiver off the premises or causes fluctuation in line voltage off the premises
- (d) Is incidental to the use of the premises as a residence;
- (e) Is compatible with residential uses;
- (f) Does not detract from the residential character of the neighborhood;
- (g) The use and storage of heavy vehicles or equipment used in the business such as backhoes, graders, dump trucks, etc. shall not constitute a home occupation;

There shall be two levels of Home Occupations.

3) **Level One Home Occupation:** Shall be allowed without obtaining site plan approval. A notification form shall be filed with the Planning Board identifying the location and nature of the proposed Level 1 Home Occupation. A copy of this form shall be forwarded to the police chief, fire chief, and health officer. To qualify as a Level One Home Occupation, an accessory business in the home must meet the general conditions and the following additional requirements on an on-going basis:[March 2001]

- (a) Operated and staffed by the resident(s);
- (b) Shall be conducted within the dwelling unit or in an enclosed, accessory structure;
- (c) The area within the structure and accessory structure shall not exceed 50% of the total dwelling unit area;
- (d) The number, type and size of signs advertising the home occupation shall be in conformance with Article 4 Paragraph C Signs;
- (e) A Level One home occupation shall not generate customer or client traffic which is excessive for the road(s) providing access, and, as a guideline, the home occupation will generate no more than an average of (5) customer/client/deliver/service visits per day;
- (f) Exterior of the building shall not create or display any evidence of the home occupation, except for permitted signage;

4) **Level Two Home Occupation:** Site plan approval from the Planning Board is required. To qualify as a Level Two Home Occupation, an accessory business in the home must meet the general conditions and the following additional requirements on an on-going basis:

- (a) Retail sales shall be limited to incidental sales of goods which are manufactured, assembled, or grown on site, or products which are directly related to the goods or services rendered by the home occupation.[Amended March 2001]
- (b) The police chief, fire chief, and health officer shall review the proposed home occupation and provide their comments and recommendations, if applicable.[March 2001]
- (c) Operated and staffed by resident(s) and no more than three (3) outside employee(s);
- (d) The number, type and size of signs advertising the home occupation shall be in conformance with Article 4 Paragraph C Signs;
- (e) A home occupation shall not generate customer or client traffic which is excessive for the road(s) providing access, and, as a guideline, the home occupation will generate no more than an average of (10) customer/client/deliver/service visits per day;
- (f) Adequate off-street parking shall be provided for a home occupation as determined by the Planning Board. As a guideline, a permissible, home occupation should need no more than four (4)-parking spaces in excess of parking for the residential use;
- (g) A home occupation shall be conducted within the dwelling unit or in an enclosed, accessory structure;

- (h) The area within the structure and accessory structure shall not exceed 50% of the total dwelling unit area;
- (i) If there is a change of ownership of the property where a home occupation has been approved by the Planning Board and the new property owner proposes to continue the home occupation, then the new property owner must conduct the home occupation in the same manner and under the same conditions as originally approved by the Planning Board or reapply to the Planning Board for a new Site Plan Review approval;
- (j) A Site Plan Review for a Home Occupation approved by the Planning Board shall expire five years after the Planning Board approval. A property owner who desires to continue a Home Occupation shall reapply to the Planning Board for Site Plan Review approval, prior to the expiration date.

T. Cluster Development Zoning [March 2000] [Renamed March 2006]

1) Authority: Cluster Development Zoning is an innovative land use control according to RSA 674:21.

2) Purpose: Cluster Development Zoning in the Town of Sanbornton will:

- a. Retain rural and scenic character commonly associated with New England in which small villages are adjacent to open space areas.
 - b. Maintain land use patterns consistent with the goals of Sanbornton's Master Plan.
 - c. Preserve undeveloped land in its existing natural state in order to protect valuable land and water resources for conservation, forestry, agriculture, aquifer recharge, watershed protection, wildlife habitat, outdoor recreation, scenic and historic values, beyond the extent provided by existing regulations.
 - d. Protect contiguous land area which, be virtue of soil types and topography lend themselves to working landscapes such as forestry and agricultural enterprise.
 - e. Codify land use policies which offer greater flexibility in design of residential neighborhoods, conserve undeveloped road frontage, and offer single family housing development (creative site planning) alternatives which meet the needs of residents while working in harmony with natural features.
 - f. Permit reduced lot sizes in open space zoning developments, but will preclude condominiums or multi-family housing within open space zoning developments.
- [March 2006]

3. Cluster Development Design Standards:

A. Open Space Standards

- 1. Prior to the submission of any subdivision application, applicants shall schedule a pre-application meeting at which time the applicants should be prepared to identify features of natural and/or historical significance, and open space areas of the affected parcel. The following are other examples that will be considered for preservation;
 - a. Prime (Federal Designation) and Important (State Designation) agricultural soils.
 - b. Land currently cultivated or in pasture.
 - c. Contiguous tracts of forestland.
 - d. Visually prominent topographic features such as, hilltops, ridges, and scenic views.
 - e. Existing or planned trails connecting the tract to other locations.
 - f. Tracts of land that are contiguous with other protected tract.

- g. Historic structures, sites, and features.
 - h. Habitat of species listed as endangered, threatened, or of special concern by the NH Natural Heritage Inventory and/or by the NH Fish and Game Department, Non-game and Endangered Wildlife Program.
 - i. Significant wildlife habitat.
 - j. Land that provides a buffer to existing watercourses, wetlands, or open water bodies.
2. The minimum percentage of required open space shall be 50% of the total tract acreage. Road right-of-ways, utility and drainage easements, and individual lots shall not be included in the “minimum percentage of required open space area.”
 3. Not more than 25% of the “minimum percentage of required open space” shall consist of wetland areas or steep slope areas (of greater than 15% slope). Open space in excess of the “minimum percentage of required open space” area may contain any percentage of wetland and steep slopes.

B. Common Areas:

Common areas or set-asides are not required under Cluster Development Zoning. The applicant can still propose common areas, such as community greens, playgrounds, and recreation areas, but these areas are not included within the 50% required open space area. Common areas shall be held in common by all the lot owners within the cluster development. Refer to Sanbornton Land Subdivision Control Regulations concerning common areas.

C. Density Standards:

1. Determination of the maximum number of permitted lots shall be determined by the density (frontage and acreage requirements) allowed in the underlying Zoning District and/or Overlay District for a conventional subdivision. In addition to the maximum density allowed under a conventional subdivision, the Sanbornton Planning Board will apply the following table for the maximum density allowed for a Cluster Development Zoning subdivision:

Conventional Subdivision	Cluster Development Zoning Density
Maximum of 2 up to 10 lots	Applicant is allowed one additional lot
Maximum over 10 lots	Applicant is allowed an additional 10% of the total number of lots (rounded to the nearest whole #) [i.e. A 20 lot subdivision would be allowed 2 additional lots]

D. Dimensional Standards:

After the natural features have been identified, the applicant shall locate potential house locations, then road alignments, then finally lot lines.

1. Lot sizes shall be sufficient to support on-site water and sub-surface septic disposal systems, utilities, driveway and other access, dwelling site, landscaping, and setbacks.
2. Lots shall be laid out, to the greatest extent feasible;
 - a. On the most suitable soils for sub-surface septic disposal.
 - b. On the least fertile soils for agricultural uses, and in a manner, which maximizes the remaining usable area for such agricultural purposes.
 - c. Within any woodland contained in the parcel, or along the outlying edges of open fields adjacent to any wood lot.

- d. In a wooded location, whereas a majority of the forestland is contiguous and can be productively managed for forestry or wildlife
 - e. In locations least likely to block or interrupt scenic vistas.
 - f. To maintain the majority of existing road frontage in an undeveloped vegetated buffer for a depth of 200 feet.
3. Any lot facing onto an existing public road shall have frontage of not less than 50 feet.
 4. Any lot facing a new subdivision road shall have frontage of not less than 50 feet. The Planning Board reserves the right to require appropriate separation between driveways.
 5. Building setbacks may be established by the Planning Board; however, in no case, shall buildings be closer than 20 feet from each other.
 6. Lots are limited to single family detached dwellings and accessory uses, including residential additions, garages, sheds, fences, and pools.
 7. All new subdivision roads shall be designed and constructed in accordance with the road standards as specified in the Sanbornton Subdivision Regulations.
 8. No lot shall measure less than 1/3 of the minimum lot size in area allowed for that zoning district.

E. Open Space Ownership Standards:

1. Covenants and restrictions in perpetuity shall permanently protect all open space areas and common areas.
2. The open space areas shall be conveyed by the applicant to one of the following:
 - a. A homeowners association or other legal entity under New Hampshire State Statutes.
 - b. Private ownership protected by deed covenants and restrictions in perpetuity, and use limited to conservation, agriculture, or forestry use.
 - c. A non-profit organization, the principal purpose of which is the conservation of Open Space.
 - d. Conveyed to the Town of Sanbornton. Such conveyance shall be at the option of the Town and shall require the approval from a majority of the voters at a Town Meeting.
3. Documents pertaining to open space development shall be recorded with the approved subdivision plat(s). Such documents may include agreements, proposed use, by-laws, Conservation Trust deed, restrictive covenants and easements.
4. The persons or entities identified as having the rights of ownership over any common lots shall be responsible for the maintenance of such areas.
5. Further subdivision of the open space land or use for other than conservation, forestry, agriculture, and/or outdoor recreation shall be prohibited. Structures and buildings accessory to conservation, agriculture, forestry, and/or outdoor recreation may be erected on the open space land, subject to review by the Planning Board and final issuance of a building permit by the Board of Selectmen. [March 2002]

U. Recreational Campgrounds [March 2001]

- 1) Purpose and intent: It is the purpose of this ordinance to allow the operation of recreational campgrounds within all Sanbornton's district(s). The recreational campgrounds are for the recreation and temporary accommodation of visitors. It is also the intent of this ordinance to discourage and prohibit the use of campgrounds for purposes other than temporary and recreational. This zoning is not intended for manufactured homes or for the development or establishment of a manufactured home park as defined under Article 3 of the definitions.
- 2) Campgrounds shall be permitted following issuance of a special exception by the Sanbornton Zoning Board of Adjustment and after the Planning Board has approved the site plan.

- a) The public road providing access to the proposed campground shall be maintained year-round and have adequate capacity for the safety of vehicles.
 - b) Lots located in areas defined as “premature for development” in the 1995 Sanbornton Master Plan shall not be considered for a proposed Recreational Campground.
- 3) Definitions:
- a) “Campsite” means a parcel of land used for the placement of a tent(s) and/or a recreational vehicle for the overnight use of its occupants.
 - b) “Recreational campground or camping park” means a parcel of land on which 2 or more campsites are located and which are intended for temporary occupancy for recreational dwelling purposes only, and not for permanent year-round residency.
- 4) Dimensional and Density Requirements:
- a) Wetlands, floodplains, steep slope areas (greater than 15%) shall not be included within the total density determination for a proposed recreational campground area.
 - b) After elimination of the wetlands, floodplains, and steep slope areas, a minimum of 600 square feet shall be provided for each tent site and a minimum of 1000 square feet shall be provided for each recreational vehicle campsite.
 - c) The location of the recreational campground shall comply with the existing state and local setback and buffer requirements.
- 5) Conditions for Recreational Campgrounds: The Sanbornton Planning Board shall find that the proposed application for a Site Plan satisfies the Site Plan Regulation requirements and the following additional conditions:
- a) Recreational campgrounds and/or camping parks shall be licensed by all appropriate State Agency(s), if applicable.
 - b) Internal roads shall be logically related to the topography so as to maximize vehicle safety, reasonable grades, and safe intersections.
 - c) Campsites shall be graded toward the ditch line of the road or provisions shall be made to control the drainage from each campsite by an adequate drainage system.
 - d) The internal and access roads shall be laid out so as to intersect at right angles, as nearly as possible. No road shall intersect another road at an angle of less than 60 degrees.
 - e) The access road shall be laid out directly opposite of existing streets or with a minimum offset of 125 feet between the centerlines.
 - f) Road names shall not duplicate, nor bear phonetic resemblance to the names of existing roads within the Town. Where practical, names shall have a historical connection.
 - g) All internal roads shall be provided, when necessary, with adequate drainage facilities (culverts and ditches) to allow for the removal of storm water runoff and to maintain natural drainage patterns. Construction of such facilities shall be done in accordance with New Hampshire Standard Specifications, 1990, Sections 603-605, as amended.
 - h) Dead-end interior roads shall not exceed 1000 feet in length. A cul-de-sac shall be constructed at all dead-end roads to the minimum dimensional requirements as approved by the Planning Board and Fire Chief.
 - i) All road layout plans shall be submitted to the Fire Chief and Police Chief for their review and approval.
 - j) All road construction shall comply with (d) and (e) of the Sanbornton Subdivision Regulations for Road Construction Standards (Section 8.0, C., 12.).
 - k) An accessible, adequate, safe and potable supply of water shall be provided in each recreational campground. Where a public supply of sufficient quantity, quality, and pressure is available, connection shall be made to the supply and that supply shall be used exclusively. When a satisfactory public water supply is not available, a private water supply system may be used if approved by the Department of Environmental Services.

- l) A state approved wastewater disposal system shall be provided in all recreational campgrounds.
- m) Septage or wastewater shall be discharged from recreational vehicles or portable recreational toilets into portable sanitary service vehicles, individual sewage disposal system connections, or sanitary stations.
- n) Flush toilets or other approved toilet facilities shall be provided in all recreational campgrounds.
- o) The storage, collection, and disposal of refuse in recreational campgrounds shall be conducted in a manner that will prevent health hazards, nuisance wildlife attraction, rodent harborage, insect breeding, accident or fire hazards.
- p) Recreational campgrounds shall comply with the requirements of RSA 227-L, as amended, and obtain a fire permit for all fireplaces and fires. A proposed plan for fireplace and fire locations shall be presented to the fire chief for his review and approval.
- q) On-site lighting shall comply with Section V Paragraph F as outlined in the Town of Sanbornton Site Plan Review Regulations.
- r) All signage shall conform to the Town regulations for the underlying zone.
- s) The recreational campground shall be landscaped so as to enhance its compatibility with the area with emphasis given to the use and maintenance of existing, natural features and vegetation where possible.
- t) The total area of campsites, accessory structures, and impermeable surfaces shall not exceed 30% of the entire tract.
- u) Any pool construction shall be in conformance with state requirements.
- v) Support (accessory) facilities for the recreational campground may include recreational or community facilities. These proposed facilities shall be primarily for the needs of the recreational campground.
- w) Support facilities shall be proportional to the number of proposed campsites.
- x) No person who owns, manages, or has charge of any campground may allow, or cause to be allowed, the occupation of any campsite at a campground contrary to this ordinance, nor allow any person to reside at a campsite within a campground for other than recreational or temporary purposes.
- y) One residential home/office occupied by the recreational campground or camping park owner or manager and his or her immediate family will be permitted. This building will be required to meet the full lot requirements for a single-family residence based on the Zoning District in which the recreational campground or camping park is located, as well as to comply with all other codes and regulations.
- z) All applicable local, state and federal permits shall be obtained prior to granting final site plan approval.
- aa) The number of recreational vehicles and tent sites present shall not exceed the number of approved sites.
- bb) This zoning is only intended for the use and occupancy of tent sites and recreational vehicles as defined under Section 3 of this zoning.

V. The Right to Farm [March 2002]

The right to farm is a traditional right of fundamental importance to the Town of Sanbornton, to those who are now farming in the Town and to those who may want to farm in the future. In order to safeguard and protect these basic interests, the right to farm, comprising all generally accepted agricultural practices, is expressly recognized and allowed as a permitted use, excepting any practices not conducted in accordance with state rules and regulations.

W. Impact Fees [March 2002]

- 1) Declaration of Purpose and Intent: The purpose of this Article is to authorize the Planning Board, as a condition of subdivision or site plan approval, to require a developer to pay reasonable fees and exactions for off-site improvements occasioned by the proposed development, as authorized by the New Hampshire Supreme Court in cases such as *Land-Vest Properties, Inc. v. Town of Plainfield*, 117 N.H. 817 (1977) and *N.E. Brickmaster, Inc. v. Town of Salem*, 133 N.H. 655 (1990). In addition, this Article is intended to comply with the Court's ruling in *Simonsen v. Town of Derry*, No. 98-153(November 15, 2000) that such fees and exactions cannot lawfully be imposed in the absence of an impact fee ordinance enacted pursuant to RSA 674:21, V.
- 2) Authority of Planning Board: The Planning Board may, as a condition of approval of any subdivision or site plan application, require an applicant to pay an impact fee representing the applicant's fair share of off-site improvements to existing or future public facilities affected or required by the proposed development. Nothing in this section shall be construed to:
 - (a) limit the existing authority of the Planning Board to disapprove proposed development which is scattered or premature;
 - (b) limit the existing authority of the Planning Board to disapprove proposed development which would require an excessive expenditure of public funds;
 - (c) limit the existing authority of the Planning Board to disapprove proposed development which would otherwise violate any applicable ordinance or regulation;
 - (d) limit the existing authority of the Planning Board to require off-site work to be performed by an applicant in lieu of paying an impact fee;
 - (e) limit the existing authority of the Planning Board to impose other types of conditions of approval; or
 - (f) affect or alter in any way fees governed by any other statute, ordinance or regulation.
- 3) Amount of Impact Fee: The amount of any impact fee shall be calculated by the planning board to be a proportional share of the costs of municipal capital improvements reasonably related to the capital needs created by the proposed development, and to the benefits accruing to the development from the capital improvements financed by the fee. Upgrading of existing facilities and infrastructures, the need for which is not created by new development, shall not be paid for by impact fees.
- 4) Accounting: Pursuant to RSA 673:16, II and RSA 674:21, V(c), impact fees shall be held in a separate, non-lapsing account, shall not be commingled with other town funds, and shall be used solely for the capital improvements for which they were collected, or to recoup the cost of capital improvements made in anticipation of the needs which the fees were collected to meet. Such fees shall be paid out only upon order of the Planning Board or its designated agent.
- 5) Assessment and Payment: Impact fees imposed under this Article shall be assessed prior to, or as a condition for, final subdivision or site plan approval, and shall be paid prior to the issuance of any building permit, or at such other time as may be specified by the Planning Board. In the interim between assessment and payment, the Planning Board may require a developer to provide a bond, letter of credit or other suitable security to guarantee the future payment of assessed impact fees.
- 6) Refund: Any portion of an impact fee which has not been expended or legally bound to be expended for the purpose for which it was collected shall be refunded with accrued interest, if any:
 - (a) when the subdivision or site plan approval expires under the rules of the Planning Board, or under the terms of a decision of the Planning Board, where such approval has not become vested under RSA 674:39 and no extension of approval has been granted by the Planning Board;
 - (b) when the approval is revoked under RSA 674:4-a;

- (c) when the approval is reversed by a final, un-appealable judgment of a court of competent jurisdiction; or
- (d) six years after the impact fee is paid, or six years after the date any extension of approval is granted by the Planning Board, whichever occurs last.

7) Appeals: Pursuant to RSA 674:21, V(f) and RSA 676:5, III the assessment of any impact fee under the authority delegated to the planning board by this Article cannot be appealed to the Zoning Board of Adjustment, but may be appealed only to the superior court as provided by RSA 677:15. Notwithstanding Article 18, the Zoning Board of Adjustment shall not have the authority to hear appeals of, or grant a variance from, the assessment of any impact fee.

X. ACCESSORY APARTMENTS

1) Attached Accessory Apartments

An “attached” accessory apartment shall be allowed as a Permitted Use during a period of owner occupancy of the property if all of the following conditions are met and a Building Permit, referencing compliance with these conditions and the requirements of the Zoning Ordinance, is issued by the Board of Selectmen or the Zoning Enforcement Officer as designated and empowered by the Board of Selectmen:

- a) The “attached” accessory apartment shall be located on a lot which must be owner-occupied and the “attached” accessory apartment is located within or attached to the principal dwelling on the lot;
- b) The accessory apartment is located in the General Agriculture, General Residential, Recreational, Historic Preservation or Commercial zoning district, on a lot which complies with the minimum lot size, frontage and setback requirements of the applicable zoning district;
- c) The accessory apartment may contain no more than two (2) bedrooms, with a maximum floor area of 850 sq. ft., and shall meet all applicable building codes and environmental regulations;
- d) The accessory apartment shall be subsidiary to the principal dwelling on the lot;
- e) No more than one accessory apartment shall be allowed on a lot. The accessory apartment shall be designed to allow for re-incorporation into the principal dwelling and internal access to the principal dwelling shall be maintained or constructed;
- f) An accessory apartment shall not be considered to be an additional dwelling for the purposes of satisfying the provisions of Section 4. F. of the Zoning Ordinance (otherwise referred to as the “one dwelling per lot” requirement);
- g) Where there is a pre-existing single-family residence, there shall be no exterior alteration or enlargement of the principal dwelling which will alter its character or appearance as a single-family residence. Apartment entrances or exits should be located to the side or rear of the principal dwelling unless the access to the accessory apartment is through a common entry area;
- h) Adequate space for parking for the accessory apartment shall be provided on the lot in addition to those parking spaces provided for the principal dwelling;
- i) Both dwelling units shall be served by a single driveway entrance onto a public or private road.

Y. SMALL WIND ENERGY SYSTEMS

1) Purpose:

This small wind energy systems regulation is enacted in accordance with RSA 674:62-66, and the purposes outlined in RSA 672:1-III-a. The purpose of this regulation is to accommodate small wind energy systems in appropriate locations, while protecting the public's health, safety and welfare. In addition, this regulation provides a permitting process for meteorological towers and small wind energy systems to ensure compliance with the provisions of the requirements and standards established herein.

2) Definitions:

Meteorological tower (MT). Includes the temporary tower, base plate, anchors, guy wires and hardware, anemometers (wind speed indicators), wind direction vanes, booms to hold equipment for anemometers and vanes, data loggers, instrument wiring, and any telemetry devices that are used to monitor or transmit wind speed and wind flow characteristics over a period of time for either instantaneous wind information or to characterize the wind resource at a given location. For the purpose of this ordinance, meteorological towers shall refer only to those towers and related devices whose purpose are to analyze the environmental factors needed to assess the potential to install, construct or erect a small wind energy system.

Modification. Any change to the meteorological tower or small wind energy system that materially alters the size, type or location of the tower or system. Replacements of meteorological towers and small wind energy systems which do not alter the size, type, location or footprint of the previously-existing meteorological tower or small wind energy system shall not be construed to be a modification.

Net metering. The difference between the electricity supplied to a customer over the electric distribution system and the electricity generated by the customer's small wind energy system that is fed back into the electric distribution system over a billing period.

Power grid. The transmission system, managed by ISO New England (a regional transmission service serving the New England states), created to balance the supply and demand of electricity for consumers in New England.

Shadow flicker. The visible flicker effect when rotating blades of the wind generator cast shadows on the ground and nearby structures causing a repeating pattern of light and shadow.

Small wind energy system (SWES). A wind energy conversion system consisting of a wind generator, a tower, and associated control or conversion electronics, which has a rated capacity of 100 kilowatts or less and will be used primarily for onsite consumption.

System height. The vertical distance from ground level to the tip of the wind generator blade when it is at its highest point. Ground level elevation shall be the elevation of the site where the MT or SWES is proposed to be located prior to any alteration of the existing terrain at the proposed site.

Tower. The monopole, guyed monopole or lattice structure that supports a wind generator.

Tower height. The vertical distance from ground level to the top of the fixed portion of the tower, excluding the wind generator and wind generator blades. Elevation of ground level shall be the elevation of the site where the MT or SWES is proposed to be located prior to any alteration of the existing terrain at the proposed site.

Wind generator. The blades and associated mechanical and electrical conversion components mounted on top of the tower whose purpose is to convert kinetic energy of the wind into rotational energy used to generate electricity.

3) Procedure for Review:

(a) **Building Permit:** Meteorological towers and small wind energy systems are an accessory use permitted in all zoning districts except the Historic Preservation zoning district. No MT or SWES shall be erected, constructed, or installed without first receiving a building permit from the Zoning Enforcement Officer. A building permit shall be required for any modification to an existing MT or SWES. Meteorological towers that receive a building permit shall be permitted on a temporary basis not to exceed 3 years from the date the building permit is issued.

(b) **Application:** Building applications submitted to the Zoning Enforcement Officer shall contain a site plan with the following information:

- i) Property lines and physical dimensions of the applicant's property;
- ii) Location, dimensions, and types of existing structures on the property;
- iii) Location of the proposed meteorological tower or small wind energy system, foundations, guy anchors and associated equipment;

- iv) Tower foundation blueprints or drawings;
- v) Tower blueprints or drawings;
- vi) Setback requirements as outlined in this regulation;
- vii) The right-of-way of any public or private road that is contiguous with the property;
- viii) Any existing or proposed overhead or underground utility lines;
- ix) Meteorological towers and small wind energy system specifications, including manufacturer, model, rotor diameter, system height, tower height, tower type, nameplate and generation capacity;
- x) Small wind energy systems that will be connected to the power grid shall include a copy of the application for interconnection with their electric utility provider;
- xi) Sound level analysis prepared by the MT or SWES manufacturer or a qualified engineer;
- xii) Electrical component specifications in sufficient detail to allow for a determination that the manner of installation conforms to the NH State Building Code;
- xiii) Evidence of compliance or non-applicability with Federal Aviation Administration requirements;
- xiv) List of abutters to the applicant's property.

(c) **Abutter and Regional Notification:** In accordance with RSA 674:66, the Zoning Enforcement Officer shall notify all abutters and the local governing body by certified mail upon receipt of an application for a building permit to construct a meteorological tower or small wind energy system. The public will be afforded 30 days to submit comments to the Zoning Enforcement Officer prior to the issuance of the building permit. The Zoning Enforcement Officer shall review the application for regional impacts per RSA 36:55. If the proposal is determined to have potential regional impacts, the Zoning Enforcement Officer shall follow the procedures set forth in RSA 36:57, IV.

4) Standards:

(a) The Zoning Enforcement Officer shall evaluate the application for compliance with the following standards;

(i) Setback: The setback shall be calculated by multiplying the “Minimum Setback Requirement” number by the system height and measured from the center of the tower base to property line, public roads, or nearest point on the foundation of an occupied building.

Minimum Setback Requirements			
Occupied Buildings On Participating Landowner Property	Occupied Buildings on Abutting Property	Property Lines of Abutting Property and Utility Lines	Public Roads
0	1.5	1.1	1.5

Meteorological towers and small wind energy systems must meet all setbacks for principal structures for the zoning district in which the system is located; Guy wires used to support the MT tower or SWES tower are exempt from the minimum setback requirements.

(ii) System Height: The maximum system height shall be restricted to 35 feet above the tree canopy within 300 feet of the MT tower or SWES tower. In no situation shall the MT or SWES exceed 150 feet in height.

(iii) Sound Level: The MT or SWES when in operation shall not exceed 60 decibels using the A scale (dBa), as measured at the closest property line, except during short-term events such as severe wind storms and utility outages.

(iv) Shadow Flicker: Meteorological towers and small wind energy systems shall be sited in a manner that does not result in significant shadow flicker impacts. Significant shadow flicker is defined as more than 30 hours per year on abutting properties. The applicant has the burden of proving that the shadow flicker will not have significant adverse impact on abutting properties. Potential shadow flicker will be addressed either through siting or mitigation measures.

(v) Signage: All signs including flags streamers and decorative items, both temporary and permanent, are prohibited on any meteorological tower or small wind energy system, except for manufacturer identification or appropriate warning signs.

(vi) Code Compliance: Any meteorological tower or small wind energy system shall comply with all applicable sections of the New Hampshire State Building Code.

(vii) Aviation: All meteorological towers and small wind energy systems shall be built to comply with all applicable Federal Aviation Administration regulations including but not limited to 14 C.F.R. part 77, subpart B regarding installations close to airports, and the New Hampshire Aviation regulations, including but not limited to RSA 422-b and RSA 424.

(viii) Visual Impact: It is inherent that meteorological towers and small wind energy systems may pose some visual impacts due to the height of the structure needed to access wind resources. The purpose of this section is to reduce the

visual impacts, without restricting the owner's access to the optimal wind resources on the property.

>The applicant shall demonstrate through project site planning and proposed mitigation that the visual impact of a proposed MT or SWES will be minimized for surrounding properties and the community. This may include, but not be limited to, information regarding site selection, wind generator design or appearance, buffering, and screening of ground mounted electrical and control equipment. All electrical conduits shall be located underground.

>The color of the MT and SWES shall either be the stock color from the manufacturer or painted with a non-reflective, unobtrusive color that blends in with the surrounding environment. Approved colors include but are not limited to olive-drab or gray.

>A meteorological tower or small wind energy system shall not be artificially lit unless such lighting is required by the Federal Aviation Administration (FAA). If lighting is required, the applicant shall provide a copy of the FAA determination to establish the required markings and/or lights for the MT or SWES.

>Approved Wind Generators: The manufacturer and model of the wind generator to be used in the proposed small wind energy system must have been approved by the California Energy Commission or the New York State Energy Research and Development Authority, or a similar list approved by the State of New Hampshire, if available.

>Utility Connection: If the proposed small wind energy system is to be connected to the power grid through net metering, it shall adhere to RSA 362-A:9.

>Access: The MT or SWES shall be designed and installed so as not to provide step bolts or a ladder readily accessible to the public for a minimum height of 8 feet above the ground. All ground-mounted electrical and control equipment shall be labeled and secured to prevent unauthorized access.

>Clearing: Clearing of natural vegetation shall be limited to that which is necessary for the construction, operation and maintenance of the MT or SWES and as otherwise prescribed by applicable laws, regulations, and ordinances.

5) Abandonment:

(a) At such time that a meteorological tower or small wind energy system is scheduled to be abandoned or discontinued, the owner will notify the Zoning Enforcement Officer by certified U.S. mail of the proposed date of abandonment or discontinuation of operations.

(b) Upon abandonment or discontinuation of use, the owner shall physically remove the MT or SWES within 90 days from the date of abandonment or discontinuation of use. This period may be extended at the request of the owner and at the discretion of the Zoning Enforcement Officer. "Physically remove" shall include, but not be limited to:

(i) Removal of all above-grade structures, and;

(ii) Restoration of the location of the MT or SWES to its natural condition, except that any landscaping, grading or below-grade foundation may remain in its same condition at initiation of abandonment.

(c) In the event that an owner fails to give such notice, the MT or SWES shall be considered abandoned or discontinued if the system is out-of-service for a continuous 12-month period. After the 12 months of inoperability, the Zoning Enforcement Officer may issue a Notice of Abandonment to the owner of the MT or SWES. The owner shall have the right to respond to the Notice of Abandonment within 30 days from Notice receipt

date. After review of the information provided by the owner, the Zoning Enforcement Officer shall determine if the MT or SWES has been abandoned. If it is determined that the MT or SWES has not been abandoned, the Zoning Enforcement Officer shall withdraw the Notice of Abandonment and notify the owner of the withdrawal.

(d) If the owner fails to respond to the Notice of Abandonment or if, after review by the Zoning Enforcement Officer, it is determined that the MT or SWES has been abandoned or discontinued, the owner of the MT or SWES shall remove the MT or SWES at the owner's sole expense within 3 months of receipt of the Notice of Abandonment. If the owner fails to physically remove the MT or SWES after the Notice of Abandonment procedure, the Zoning Enforcement Officer may pursue legal action to have the MT or SWES removed at the owner's expense.

6) Violation:

It is unlawful for any person to construct, install, or operate a meteorological tower or small wind energy system that is not in compliance with this regulation. Meteorological towers and small wind energy systems installed prior to the adoption of this regulation are exempt from this regulation except when modifications are proposed to the meteorological tower or small wind energy system.

7) Penalties:

Any person who fails to comply with any provision of this regulation or a building/zoning permit issued pursuant to this regulation shall be subject to enforcement and penalties as allowed by NH Revised Statutes Annotated Chapter 676:17.

Z. SOLAR ENERGY SYSTEMS [March 2019]

1. Authority

This solar energy systems ordinance is enacted in accordance with RSA 674:17,I(j), and the purposes outlined in RSA 672:I-III-a as amended. The Town of Sanbornton intends to facilitate the State and National goals of developing clean, safe, and renewable energy resources in accordance with policies outlined within NH RSA 374-G and 362-F that include national security, environmental and economic sustainability.

2. Purpose

The purpose of this ordinance is to accommodate Solar Energy System installations in appropriate locations, while protecting the public's health, safety and welfare including:

- a) To support the use of Solar Energy Systems in the community while maintaining Sanbornton's scenic attractiveness;
- b) To preserve the community's rural character, particularly as seen from public roads;
- c) To minimize potential adverse impacts of Solar Energy Systems by ensuring that such facilities are properly screened and properly sited within existing topographical features of the property;
- d) To ensure consistent maintenance and safety procedures are in place to protect public health and safety; and,
- e) To facilitate the review and approval of Solar Energy Systems by the Planning Board to achieve the purposes noted above and to ensure compliance with all other Town Ordinances and Regulations.

3. Definitions

Commercial Solar: A use of land that consists of one or more free-standing, ground mounted solar collection systems with a rated nameplate capacity of up to 1 MW AC and that is less than 5 acres in solar land coverage for onsite consumption. Land required for fencing and buffer zones are included in the 5 acre maximum of land coverage.

Community Solar: A non-residential use of land that consists of one or more free-standing, ground mounted solar collection systems that is up to 100 kW AC and that is less than 1 acre of solar land coverage for on-site consumption. Land required for fencing and buffer zones are included in the 1 acre maximum of land coverage. Example; The primary purpose of community solar is to allow members of a community the opportunity to share the benefits of solar power even if they cannot or prefer not to install solar panels on their property. More than one household can participate in Community Solar.

Distribution: Solar energy which is produced strictly for distribution to the electrical grid.

Ground Mount: A solar collection system and associated mounting hardware that is affixed to or placed upon (such as ballasted systems) the ground including but not limited to fixed, passive or active tracking rack systems. Ground mounted solar systems are limited to a height of 20 feet.

Industrial Solar: A use of land that consists of one or more free-standing, ground mounted solar collection systems regardless of nameplate capacity that is greater than 25 acres and up to 50 acres in solar land coverage. The solar energy produced is for distribution. Land required for fencing and buffer zones are included in the 50 acres maximum of land coverage.

Large Commercial Solar: A use of land that consists of one or more free-standing, ground mounted solar collection systems with a rated nameplate capacity greater than 1 MW AC and up to 5 MW AC that is between 5 and 25 acres in solar land coverage. The solar energy produced is for distribution. Land required for fencing and buffer zones are included in the 25 acres maximum of land coverage.

Municipal Solar: All solar collection systems, ground mount or roof mount, used primarily to benefit the municipality. This includes any buildings or land owned by the Town of Sanbornton.

Rated Nameplate Capacity: Maximum rated alternating current ("AC") output of solar collection system based on the design output of the solar system.

Residential Solar: Any ground mounted or roof mounted solar collection system primarily for on-site residential use, and consisting of one or more free-standing, ground or roof mounted, solar arrays or modules, or solar related equipment, intended to primarily reduce on-site consumption of utility power and with a rated nameplate capacity of 10 kW AC or less and that is less than 500 square feet solar land coverage.

Roof Mount: A solar collection system that is structurally mounted to the roof of a building or other permitted structure, (the solar system must not extend more than 2 ft off of the roof) including limited accessory equipment associated with system which may be ground mounted. For purposes of calculating array sizes or solar land coverage under the solar definitions in this section, roof mounted portions shall not be included if the system is made up of both roof and ground mounted systems.

Solar Collection System: Includes all equipment required to harvest solar energy to generate electricity. The Solar Collection System includes storage devices, power conditioning equipment, transfer equipment, and parts related to the functioning of those items. Solar Collection Systems include only equipment up to (but not including) the stage that connection is made to the utility grid or site service point.

Solar Land Coverage: Is defined exclusively for the purposes of calculating the footprint of the land area occupied by the components of a solar array. The Solar Land Coverage is the land area that encompasses all components of the solar collection system including but not limited to fencing, buffering, mounting equipment, panels and ancillary components of the system. This definition does not include access roads and is not to be interpreted as a measurement of impervious surface as it may be defined in this ordinance.

All Other Solar: A use of land that consists of one or more free-standing, ground mounted solar collection systems regardless of nameplate capacity that is over 50 acres in solar land coverage. The solar energy produced is for distribution. Land required for fencing and buffer zones are included in the maximum land coverage.

Permitted Zoning Districts

TABLE 1 – Permitted Solar Energy System By Zoning District

	Forest Conservation	General Agricultural	General Residential	Recreational	Historic Districts	Commercial
Residential Solar	P	P	P	P	P	P
Community Solar	P	P	P	P	X	P
Commercial Solar	CUP	CUP*	CUP	CUP	X	P
Large Commercial Solar	CUP	CUP*	X	X	X	CUP
Industrial Solar	CUP	X	X	X	X	CUP
All Other Solar	CUP	X	X	X	X	CUP

Notes: P = Permitted

CUP = Use permitted by Conditional Use Permit.

X = Use prohibited.

* = Shall not be permitted/placed in (Prime) farmland soils as identified in Sanbornton Master Plan.

4. Solar System Requirements and Exemptions

4.1 Ground mounted Systems

- a) All ground-mounted solar systems shall be limited to a maximum height of 20 ft.
- b) A ground-mounted Residential Solar System over 15ft in height at any point shall be located in the side or rear yard between the primary structure and lot line. See Table 2 for setback requirements.
- c) Ground mounted systems located within the Historic District should respect the building’s historic setting. To the greatest extent feasible, all ground mounted systems are to be mounted in an inconspicuous location, such as side or rear yard, low to the ground and screened to limit visibility.
- d) All ground mounted systems shall be constructed in accordance with industry best management practice for erosion and sedimentation control during the pre-construction, construction and post construction restoration period.
- e) All ground mounted Residential solar systems are exempt from site plan review. All Applicants shall obtain a Certificate of Zoning Compliance.

4.2 Roof Mounted Systems

- a) Roof mounted systems located within the Historic District should be installed behind dormers or on the rear of the roof not visible from the adjacent roadways. This restriction shall not apply if the applicant demonstrates that southern exposure is at the front of the building. Materials should blend in with the color of the building to minimize conflict with the Historic character of the building and district.
- b) Roof mounted solar collection systems shall conform to the building height limits in the Town of Sanbornton Zoning Ordinance.
- c) All Residential roof-mounted solar collection systems are exempt from the site plan review requirements. All Applicants shall obtain a Certificate of Zoning Compliance only.

4.3 Municipal Systems

- a) All solar collection systems for municipal use are exempt from land use regulations pursuant to NH RSA 674:54.

5. Additional Requirements for All Non-Residential Systems

5.1 Application

- a) Application for site plan review in conformance with the Town of Sanbornton Site Plan Review Regulations.

5.2 System Layout

The Applicant shall provide system layout information including the following:

- a) A detailed sketch or plan showing the installation area of the site. A detailed sketch of any land clearing or grading required for the installation and operation of the system;
- b) The location of all equipment to be installed on site including utility connection point(s) and equipment. To the maximum extent practical all wiring associated with the utility connection shall be underground; and,
- c) All equipment locations, except for utility connections, shall comply with required setback and buffer requirements.

5.3 Equipment Specifications

- a) The applicant shall provide equipment specifications for all equipment proposed for use. Such information can be supplied via manufacturer's specifications or through detailed description.

5.4 Electrical Requirements

- a) Solar Energy Systems which are not connected to the grid shall comply with the State of New Hampshire electrical and life safety code.
- b) For Grid-tied systems, a final approved interconnection application shall be filed with the municipality prior to operation of the system.

5.5 Emergency Response

The applicant shall provide the following for emergency response:

- a) Access to all secure areas and equipment necessary for emergency response. This information must be detailed on the site plan;
- b) A narrative or manual for municipal Fire Department detailing response guidance and disconnection locations necessary for fire response;
- c) Additional industry guidance documents that provide information about safety procedures for specific equipment on site shall be provided as needed to insure adequate public safety; and,
- d) Contact information for the solar collection system owner/operator shall be posted on site at the access way and provided and updated to the municipality.

5.6 Natural Resource Impacts and Buffers

All solar collection systems shall be visually screened through the preservation of existing vegetation or through a landscaped buffer in accordance with the following:

- a) All applications shall include a detailed buffering plan demonstrating how the proposed ground mounted solar installation will be incorporated into the local landscape so that effective screening is provided along public ways and from abutting views. The use of evergreens is recommended. The Planning Board may require supplementary fencing to be installed in places where vegetation may be inappropriate or not cost effective. The use of existing or created topography is encouraged to reduce visual impacts;
- b) The buffering plan shall indicate the location, height, and spacing of existing vegetation to be preserved and areas where new planting will be required;
- c) The buffer zone will be located outside of the required fencing for a solar system;
- d) All solar systems shall have adequate screening to protect adjacent property values. Such screening shall be maintained during the life of the system. See Table 3 for buffer requirements;
- e) Areas that are within a viewshed of significant value, as identified in the Master Plan, shall include additional reasonable mechanisms to mitigate from a continuous and uninterrupted view of the system.

5.7 Fencing

- a) Fencing shall be installed for all ground mounted solar collection systems which are larger than 100 kW AC in size, or if required by the utility. The Planning Board may require additional security or fencing if the location of the solar collection system presents a safety concern for abutting land uses.

5.8 Primary Agriculture

- a) Efforts shall be made during the installation of non-residential solar collection systems to minimize impacts to farmland activities and Prime Farmland Soils (as defined and delineated by soil survey and definition of NH NRCS). Dual use arrangements (solar and farming activities) are encouraged where practical.

5.9 Land Clearing

- a) Land clearing shall be limited to what is necessary for the installation and operation of the solar collection system and ensure sufficient all-season access to the solar resource given the topography of the land.
- b) Following construction, cleared land areas must be restored with native species that are consistent with the use of the site as a solar collection system (such as slow growth or low ground cover).

5.10 Glare

- a) All applicants shall provide a statement detailing potential significant glare onto abutting structures and roadways estimating the interaction of sun to panel angle, time of year and visibility locations.
- b) Based on the above information, the Planning Board may require reasonable mitigation. Mitigation may include angle of panels, details on the anti-reflective nature of the panel coating or any additional specific screening to minimize resulting impacts.
- c) Mitigation through anti-reflective coatings shall have an index of refraction equal to or less than 1.30.

5.11 Noise

- a) All applicants shall provide estimates of any equipment noise on the site based on equipment specification materials (such as inverters).
- b) No equipment shall be used which creates noise which can be heard off of the property.

5.12 Lighting

- a) On site lighting shall be minimal and limited to access and safety requirements only. All lighting shall be downcast and shielded from abutting properties.

5.13 Stormwater

- a) Ground mounted systems that are required to secure a New Hampshire Department of Environmental Services Alteration of Terrain (AoT) Permit in accordance with NH RSA 485:17 shall secure such permit accordingly. The final Permit issued by NH DES shall be incorporated by reference into the final Town approval and shall be enforceable by the Town in accordance with this zoning ordinance.
- b) No further local review of stormwater and erosion control shall be required where a project is required to secure the NH DES AoT Permit.
- c) For ground mounted systems not requiring NH DES AoT Permit the following shall apply:
 - 1. Ground mounted systems that require land clearing and grubbing of mature forested cover to accommodate more than 30% of the solar land coverage area, provided such area of clearing and grubbing is also larger than 1 acre, must include a management plan for stormwater that is directly related to the impact of the solar collection system; and,
 - 2. Ground mounted systems where the solar land coverage area is larger than 1 acre in size and is located on slopes of greater than 5% shall include a stormwater management plan.
- d) The stormwater management plan shall include the following:
 - 1. The stormwater study shall take into account the nature of the solar panel installation and how the spacing, slope and row separation will allow infiltration of stormwater. Percolation tests or site- specific soil information may be provided to demonstrate recharge can be achieved without engineered solutions.
 - 2. Additional information may be required, showing the calculated potential for concentrated flows of runoff due to the panels, slope, soil type and the impacts of other true impervious areas (such as equipment pads and roadways).

5.14 Post Construction

- a) For purposes of enhancing natural stormwater management, site conditions and plantings post-construction shall include and insure that areas of soil compaction have been restored to more natural conditions. Plantings shall be native species and recommended to benefit wildlife habitat.

6. Additional Requirements for Large Commercial, Industrial and All Other (LC/I/O) Solar

Applicants shall provide the following information prepared by a licensed engineer and/or land surveyor:

- a) A detailed pre-construction and post-construction plan identifying existing vegetation and areas to be cleared with specific identification of locations of buffer areas adjacent to neighboring uses and public ways;
- b) LC/I/O systems that disturb more than 10 acres of previously undisturbed land shall provide a natural resource inventory that details site conditions and habitat and mitigation efforts to reduce impacts to important species and habitat;
- c) Efforts and practices that can provide for a dual use of the site should be explored if feasible and encouraged where appropriate;

- d) The applicant shall demonstrate effective stormwater infiltration along with erosion control measures and soil stabilization; and,
- e) A decommissioning/abandonment plan shall be included with the initial application. The applicant must notify the Town Administrator within 5 days of total stoppage. At a minimum, said plan shall show, except for temporary breaks in operation for necessary repairs or upgrades, that within 120 days of total stoppage, all above grade structures are to be removed and remediation of the site to its natural condition will be completed and inspected by the appropriate Town Staff to ensure conditions are met. The owner of a LC/I/O Solar Energy System, as a condition of approval, shall obtain and maintain bonding or other surety in an amount to be determined by the Planning Board, to cover these costs in the event the owner/applicant fails to complete decommissioning the system properly and in a timely manner. The bond or surety shall be issued by a New Hampshire licensed financial institution, and shall include a provision that it not be cancelled without notice and approval from the Town. The amount of the bond or surety shall be reviewed periodically by the Town to ensure that it is adequate for its intended purpose.
- f) The applicant shall pay for any necessary studies, exhibits, or data that the Planning Board may require in order to adequately evaluate the proposed development for site plan review.

7. Requirements for granting a Conditional Use Permit (CUP):

Following a fully noticed public hearing on the proposed use, the Planning Board may issue a CUP, if it finds, based on the information and testimony submitted with respect to the application, that:

- a) The use is specifically authorized as a permitted use by CUP, as noted in Table 1 above;
- b) The development in its proposed location will comply with all applicable requirements of this Ordinance and the Site Plan Regulations not otherwise covered in this section, as well as specific conditions established by the Planning Board;
- c) The use will not materially endanger the public health or safety;
- d) Required screening shall be maintained during the operative lifetime of the Solar Collection System CUP; and,
- e) In granting a CUP pursuant to this section, the Planning Board may impose any reasonable conditions or restrictions deemed necessary to carry out the intended purpose of this ordinance.

TABLE 2 – Setback from Property Lines

	Forest Conservation	General Agriculture	General Residential	Recreational	Historic Districts	Commercial
Residential Solar	35 FT Rear and Side 35 FT Front	10 FT Rear and Side 30 FT Front	10 FT Rear and Side 30 FT Front	10 FT Rear and Side 30 FT Front	10 FT Rear and Side 30 FT Front	10 FT Rear and Side 30 FT Front
Community Solar	75 feet	75 feet	75 feet	75 feet	Not Permitted	75 feet
Commercial Solar	150 feet	150 feet	150 feet	150 feet	Not Permitted	150 feet
Large Commercial Solar	175 feet	175 Feet	Not Permitted	Not Permitted	Not Permitted	175 Feet
Industrial solar	200 Feet	Not Permitted	Not Permitted	Not Permitted	Not Permitted	200 Feet
All Other Solar	250 Feet	Not Permitted	Not Permitted	Not Permitted	Not Permitted	250 feet

Notes: setback requirements are for front, side and rear setbacks

TABLE 3 – Buffer (vegetation) Requirements from Property Lines

	Forest Conservation	General Agriculture	General Residential	Recreational	Historic Districts	Commercial
Residential Solar	Not required	Not required	Not required	Not required	Not required	Not required
Community Solar	50 feet	50 feet	50 feet	50 feet	Not permitted	50 feet
Commercial Solar	125 feet	125 feet	125 feet	125 feet	Not permitted	125 feet
Large Commercial Solar	150 feet	150 feet	Not Permitted	Not Permitted	Not permitted	150 Feet
Industrial solar	175 Feet	Not permitted	Not permitted	Not permitted	Not permitted	175 Feet
All Other Solar	225 Feet	Not permitted	Not permitted	Not permitted	Not permitted	225 feet

AA1. COMPLIANCE WITH OTHER REGULATIONS

Compliance with all other pertinent local, state and/or federal regulations must be attained before issuance of any certificate of zoning compliance or building permit.

BB1. LOT SIZE & FRONTAGE AVERAGING

1)Authority:

This provision is enacted as an Innovative Land Use Control allowed per NH RSA 674:21 (i) “Flexible and Discretionary Zoning”.

2)Purpose:

The Planning Board desires to advance the goals and objectives of the Master Plan by allowing for a modification to the existing dimensional requirements of the underlying zoning district. The intent of this provision is to encourage flexibility in subdivision design in order to promote the most appropriate use of the land and the protection of viable agricultural and forest lands and other important natural and/or cultural resources identified in the Master Plan. This provision is allowed in the following zoning districts: General Agriculture, General Residence, Historical Preservation and Commercial.

3)Lot Size and Frontage Averaging:

The size and frontage of each lot in a subdivision may each be varied by as much as plus or minus fifty per cent (50%) from the underlying zoning district’s requirements to best utilize the existing characteristics of the property, so long as the average of all lot sizes and frontages meets the requirements of the underlying zoning district.

4)Review and Approval Process:

The Planning Board shall consider the following factors when reviewing the proposed subdivision plan:

- a. Arrangement of roads and utilities in conformance with natural and/or cultural features and landscape characteristics;
- b. Protection of agricultural and forest lands, wetlands, stream corridors, wildlife habitat, scenic views, stone walls and other important features identified on the property;
- c. Relationship to neighboring property, existing conservation easements, and nearby natural, cultural, recreation and scenic features. [March 2015]

CC1. SENIOR HOUSING DEVELOPMENT

- (1) Purpose: To permit the construction and/or renovation of housing suitable for occupancy by seniors, compliant with all land use regulations.
- (2) General Standards: All new and/or renovated housing construction for seniors shall conform to the following standards:
 - (a) The occupancy of units within the development shall be limited to units in which the head of the household is at least 62 years old.
 - (b) Maximum 2 bedrooms per dwelling unit and maximum 4 dwelling units per dwelling (residential building).
 - (c) Maximum number of dwelling units per acre shall be as follows: Within two mile radius of the intersection of Sanborn Road (NH 132) and Currier Road maximum number of dwelling units shall be three dwelling units per acre and within two to three mile radius of said intersection maximum number of dwelling units shall be one dwelling unit per acre. Beyond three mile radius of said intersection senior housing development, as provided in this section, shall not be permitted.
 - (d) Minimum lot size for constructing senior housing, as provided in this section, shall be five acres.
 - (e) The maximum height of any building above finished grade shall be two stories.

- (f) Adequate on-site space must be provided for water supply and sewage disposal systems, regardless of maximum allowable densities.
- (g) Minimum off-street parking shall be 1.5 parking spaces per dwelling unit.
- (h) Structures shall conform to State of NH Building Codes and Life Safety Codes, as amended.
- (i) Senior housing development shall be exempted from the provision which permits only one dwelling to be constructed on each lot.
- (j) Road access to senior housing development, as provided in this section, shall be directly off a major collector road or minor collector road as specified on Map IV-A (Road Functional Classification Map) of the Sanbornton Master Plan 2012 or off a State highway or off a town road built to Town standards.
- (k) The design and site layout of the development shall promote the rural character of the Town, maximize the privacy of dwelling units, preserve the natural character of land to the greatest degree, and consider factors such as orientation, energy usage, and views.
- (l) Senior housing developments shall be provided with a front setback of at least 200 feet.
- (m) Senior housing developments shall be provided with side & rear setback of at least 30 feet.
- (n) The total number of senior dwelling units in the Town shall not exceed 10% of the total number of dwelling units in the Town.
- (o) The total area of structures/impermeable surfaces shall not exceed 30% of the entire lot.
- (p) Support facilities for the senior housing development may include recreational or community facilities. Any consideration of non-residential use as support facilities shall be primarily for the needs of seniors.
- (q) The Planning Board shall review and approve the location and site plans for all proposed senior housing development.

ARTICLE 5 GENERAL AGRICULTURAL DISTRICT

A. The General Agricultural District shall enjoy the following provisions:

- (1) It shall be mainly a District of farms and dwellings. No other purposes than those specified here will be permitted.
- (2) Tourist homes may be maintained and operated in this District.
- (3) Churches, schools, hospitals, sanatoria, golf courses and private non-commercial airfields are permitted in this District. [March 1992]
- (4) General farming, including horticulture, dairying, livestock and poultry raising, and other agricultural enterprises or uses, or the raising of animals for other purposes are permitted in this District.
- (5) Frontage: Every building lot shall have a minimum lot frontage of 220 feet. The minimum frontage for lots located on the exterior curve of a cul-de-sac shall be measured at the required setback line. This dimension shall be determined by measuring between points on each side line which are located thirty feet from the front property line. [March 1998]
- (6) Set-Back: The minimum distance between any right-of-way line and the nearest edge of any building or structure shall be 30 feet.
- (7) Side and Rear Set-Back: No building shall be located nearer than 10 feet of the property line.
- (8) Minimum Land Area: No dwelling or building shall be located on a lot of less than three (3) acres.
- (9) No privy, cesspool, septic tank, or sewage disposal area shall be constructed or maintained less than 75 feet from the edge of a public water body; from a well or from a dwelling other than to that to which it is appurtenant.
- (10) A manufactured home may be located anywhere in this District, provided that said manufactured home meets the requirements of American Standards Association Code Provision A119.1, 1963, and/or subsequent revisions, American Standard for installation in Manufactured Homes of Electrical, Heating and Plumbing Systems, or Manufactured Home Manufacturer's Association's "Manufactured Home Standards for Plumbing, Heating and Electrical Systems", and provided further that the frontage set-back, side and back yard, and the minimum land area requirements of this District are adhered to.

B. Description of General Agricultural District:

The boundaries of this zoning district are as described in graphic form on the official zoning district map of the Town of Sanbornton entitled Zoning Map, Sanbornton, NH, 2015.

C. Height Limit: [May 2008]

The maximum building height of any building shall be 35 feet.

ARTICLE 6 GENERAL RESIDENCE DISTRICT

A. The General Residence District shall enjoy the following provisions:

- (1) It shall be mainly a District of farms and dwellings. All uses specified in Article 5, Paragraphs 2, 3, and 4 shall be permitted within this District. Manufactured home parks, manufactured homes, travel trailer parks and campgrounds shall not be permitted within this District.
- (2) Minimum Land Area: No dwelling or building shall be located on less than two (2) acres.
- (3) Frontage: Every building lot shall have a minimum lot frontage of 200 feet. The minimum frontage for lots located on the exterior curve of a cul-de-sac shall be measured at the required setback line. This dimension shall be determined by measuring between points on each side line which are located thirty feet from the front property line. [March 1998]
- (4) Set-Back: The minimum distance between any right-of-way line and the nearest edge of any structure shall be 30 feet and there shall be at least 10 feet between any structure and side and rear property lines.

B. Description of General Residence District:

The boundaries of this zoning district are as described in graphic form on the official zoning district map of the Town of Sanbornton entitled Zoning Map, Sanbornton, NH, 2015.

C. Height Limit: [May 2008]

The maximum building height of any building shall be 35 feet.

ARTICLE 7 FOREST CONSERVATION DISTRICT

A. The Forest Conservation District shall enjoy the following provisions:

- (1) The Forest Conservation District shall mainly be a District of large tracts of forest and open land. The future use of land shall be in accordance with the Sanbornton Master Plan and in a manner consistent with current ownership patterns and use. The development of the Forest Conservation District shall be phased in a manner compatible with the Capital Improvement Program. [March 2003]
- (2) General farming and agricultural enterprises shall be permitted in this District.
- (3) Home products and produce may be exposed for sale and sold in this District.
- (4) Single family dwellings of any form or method of construction shall be permitted in this District. [May 10, 2011]
- (5) Frontage: Every building lot shall have a minimum lot frontage of 600 feet. The minimum frontage for lots located on the exterior curve of a cul-de-sac shall be measured at the required setback line. This dimension shall be determined by measuring between points on each side line which are located thirty feet from the front property line. [March 1998]
- (6) Set-Back: The minimum distance between any right-of-way line and the edge of any building shall be 35 feet.
- (7) Side and Rear Set-Back: No building or structure will be located nearer than 35 feet to any property line.
- (8) Minimum Land Area: No lot shall be less than 6 acres.
- (9) State Sanitary Regulations shall be adhered to.

B. Description of the Forest Conservation District:

The boundaries of this zoning district are as described in graphic form on the official zoning district map of the Town of Sanbornton entitled Zoning Map, Sanbornton, NH, 2015.

C. Height Limit: [May 2008]

The maximum building height of any building shall be 35 feet.

ARTICLE 8 RECREATIONAL DISTRICT

A. The Recreational District shall enjoy the following provisions:

- (1) It shall be mainly a District of seasonal dwellings and establishments open primarily for recreational and seasonal use.
- (2) Any use permitted in the General Residence and General Agricultural District under the same provisions as apply to dwellings and all other establishments in said District except that trailers and/or manufactured homes and trailer and/or manufactured home parks are disallowed.
- (3) Frontage: Every building lot shall have a minimum lot frontage of 175 feet. The minimum frontage for lots located on the exterior curve of a cul-de-sac shall be measured at the required setback line. This dimension shall be determined by measuring between points on each side line which are located thirty feet from the front property line. [March 1998]
- (4) Minimum Land Area: No dwelling or building shall be located on less than one and one-half (1 1/2) acres.
- (5) No building shall be located within 10 feet of the side and rear property lines.
- (6) Set-Back: The minimum distance between any right-of-way line and the nearest edge of any building structure shall be 30 feet.
- (7) Where a seasonal dwelling is converted for year-round living purposes, it must be demonstrated that there is sufficient land area for a state/local approved septic system and well, if applicable. A notification form shall be filed with the Board of Selectmen for each proposed conversion. [March 2003]
- (8) Sanitary Protection:
 - (a) No septic tank or sewage disposal area shall be constructed or maintained less than 100 feet from the edge of a public water body and 75 feet from a well. [March 1998]
 - (b) No waste waters or sewage shall be permitted to run free into a public water body or be discharged in any way that may be offensive or detrimental to the health of others. All such waste shall be conveyed away underground through use of an accepted sanitary system or in such a way that it will not be offensive to health.
 - (c) All dwellings and sanitary systems shall be constructed and maintained in accordance with the standards set and enforced by the New Hampshire State Department of Health and by the New Hampshire Water Pollution Commission.
- (9) Lake Shore Lot Usage:
 - (a) Scope: This shall regulate the use of privately owned lake shore lots which are used by the occupants of two or more dwelling units.
 - (i) A lake shore lot is a plot of land from which access to a body of water can be gained. Body of water shall include lakes, ponds and rivers, available for use by more than one abutting landowner and/or the general public. Excluded are plots of land bordering brooks with only seasonal flow or inadequate flow to accommodate passage by small boats or canoes.

ARTICLE 8 RECREATIONAL DISTRICT (Continued)

- (b) Swimming and Boating Area Standards:
 - (i) Area - A minimum of 800 square feet of land area shall be provide for each dwelling unit having a right to use such lake shore lot. For purposes of this section, a dwelling unit shall include any structure, or part thereof, or vehicle, stationary or mobile, which contains living and sleeping accommodations and is intended for occupancy by a single family or household. Any such structure or vehicle shall be considered a dwelling unit whether it be owned or rented or whether it be on land owned by the occupant or rented or leased. The term dwelling unit shall include but not be limited to: house, apartment units, camp, mobile home (manufactured home), overnight cottage, tourist home, motel, hotel or inn unit, tent, travel trailer, pickup camper, or other self-contained recreational living vehicle.
 - (ii) Lake Frontage - A minimum 100 linear feet of frontage, plus 10 linear feet per each planned dwelling unit over five dwelling units shall be provided.
- (c) Parking:
 - (i) One space of at least 350 square feet shall be provided for each dwelling unit which is more than 1/4 mile distant from the site.
 - (ii) Sufficient turn around and maneuvering area shall be provided so that vehicles may enter town roads while moving forward.
- (d) Sanitary Facilities: One approved permanent toilet each for males and females shall be provided for each 40 dwelling units or fraction thereof when dwelling units are in excess of 1/4 mile from the proposed site.
- (e) Subdivisions approved prior to the effective date of this amendment shall be excepted from the application of the amendment.

B. Description of the Recreational District:

The boundaries of this zoning district are as described in graphic form on the official zoning district map of the Town of Sanbornton entitled Zoning Map, Sanbornton, NH, 2015.

C. Height Limit: [May 2008]

The maximum building height of any building shall be 35 feet.

ARTICLE 9 HISTORICAL PRESERVATION DISTRICT

- A.** The Historical Preservation District shall preserve the structures and places of historical and architectural value, safeguard the character of the district and provide for a harmonic relation between man and his natural environment.
- B.** Use of land in the Historical Preservation District shall be limited to dwellings, public buildings, and home industries or home occupations as provided for under Article 18 of the Ordinance.
- C.** The Historical Preservation District shall consist of a Village Historical Area and a Rural Historical Area as defined herein:
- (1) The Village Historical Area shall be lots fronting on presently maintained town or state roads.
 - (2) The balance of the land in the Historical Preservation District shall be designated as the Rural Historical Area.
- D.** Minimum Lot Sizes and Frontage:
- (1) In the Village Historical Area no dwelling or building shall be located on less than one and one-half (1 1/2) acres. All building lots shall have a minimum frontage of 175 feet.
 - (2) In the Rural Historical Area no dwelling or building shall be located on less than three (3) acres with a minimum frontage of 220 feet.
- E.** Description of Historical Preservation District:
- The boundaries of this zoning district are as described in graphic form on the official zoning district map of the Town of Sanbornton entitled Zoning Map, Sanbornton, NH, 2015.
- F.** Height Limit: [May 2008]
- The maximum building height of any building shall be 35 feet.

ARTICLE 10 COMMERCIAL DISTRICT

- A.** The following land uses are permitted in the Commercial District:
- (1) Any uses permitted in the General Agricultural District;
 - (2) Lodging houses, multiple family dwellings, hotels, inns, motels, tourist courts and cabins, retail shops, restaurants, gasoline stations, business offices.
- B.** The minimum lot size shall be 1/2 acre, but may be required to be larger depending on use, soil suitability and slope. Every lot shall have a minimum frontage of 125 feet bordering on a town or state road.
- C.** No buildings or part thereof shall be located within 10' of the side and/or rear of the lot. A minimum distance of 30' between a building or part thereof and any right-of-way line shall be maintained.
- D.** Off-street parking for all vehicles must be provided on the premises. Use of town roads for parking shall be prohibited. Sufficient space shall be included that vehicles can maneuver so as to enter the public road while moving forward. A parking area which by its design requires vehicles to enter the public road in reverse is specifically prohibited.
- E.** The total area covered by buildings and parking area shall not exceed 60% of the total area of the lot.
- F.** For each commercial use, or new and/or expanded use of land in the Commercial District, a Site Plan shall be submitted and approved by the Planning Board prior to said use. [March 1998]
- G.** Description of Commercial District(s):
- The boundaries of this zoning district are as described in graphic form on the official zoning district map of the Town of Sanbornton entitled Zoning Map, Sanbornton, NH, 2015.
- H.** Amendments to the Commercial District:
- 1) Repealed Article 32 approved at Town Meeting, March 10, 1959, which extended “the present commercial area from the beginning of the Lower Bay Road up to and including Saunders farm and beach” and to return said land to the General Residence Zone. [March 1970]
 - 2) Repealed Article 31 approved at Town Meeting March 10, 1959 which made the Roy Ruggles property (Tax Map 18 Lots 27 & 28 at the corner of Hunkins Road and Philbrick Road) part of the commercial zone and to return said Roy Ruggles property to the Agricultural Zone. [March 1970]

ARTICLE 10 COMMERCIAL DISTRICT (Continued)

- 3) Light manufacturing companies are permitted in a portion of the Commercial Zone as shown on Zoning Map 2015. [March 2015]

described as follows:

~~A parcel of land bounded on the south by northern sideline of Route 3. Bounded on the east the western sideline of Bay Road. Bounded on the north by a line (where so called Franklin Avenue intersects with Bay Road). Bounded on the west by a line drawn 1000 feet from the western sideline of Bay Road. Also, a 3.78 acre parcel of land (Tax Map 24 Lot 29) on the easterly side of Bay Road and the south side of so called Franklin Avenue formerly owned by the O'Callaghan Family Trust. [March 1999; March 1984]. Superseded by action of Town Meeting 2015.~~

- I. Height Limit: [May 2008]

The maximum building height of any building shall be 35 feet.

ARTICLE 11 HIGHWAY COMMERCIAL DISTRICT

[Rescinded March 2005]

ARTICLE 12 AQUIFER CONSERVATION DISTRICT

- A. Purpose and Intent:** The Town of Sanbornton adopts this Ordinance for the promotion of the health, safety, and general welfare of its residents by protecting the ground water resources in certain areas of the town underlain by potentially productive unconsolidated aquifers from adverse development or land use practices (such as but not limited to the disposal or storage of solid wastes, sludge, subsurface waste disposal, road salting materials, gas or other petroleum products) that might reduce the quality and quantity of water that is now and in the future will be available for use by municipalities, individuals and industries. [March 1978]
- B. District Boundaries:** The Aquifer Conservation District is defined as those areas which are delineated as having medium and high potential to yield ground water by the United States Geological Survey and shown on the Town Aquifer District Map (SP78001). Where the bounds, as delineated, are in doubt or in dispute the burden of proof shall be upon the owner(s) of the land in question to show where they should properly be located. At the request of the owner(s), the Planning Board may engage a professional geologist, hydrologist, or soil scientist to determine more accurately the location and extent of an aquifer area, and may charge the owner(s) for all or part of the cost of the investigation. The delineation can be modified by the Planning Board upon receipt of findings of the detailed on-site survey techniques.
- C. Relation to Districts:** Where the Aquifer Conservation District is superimposed over another zoning district, the more restrictive regulations shall apply.
- D. Uses Permitted:** (by Owners or Agents) The following uses are permitted in the Aquifer Conservation District:
1. Recreation - Aquifer areas may be used for recreation purposes; such as, biking, hunting, cross country skiing, tennis courts, recreation fields, parks, and other which pose no threat of contamination or pollution of the groundwater. No more than 10% of a lot or tract in the Aquifer Conservation District shall be covered with pavement, roofing, or other material impervious to water.
 2. Agriculture - Aquifer areas may be used for agricultural purposes such as cultivation and harvesting of crops, pasture and grazing, outdoor plant nurseries, orchards, silviculture. Agricultural uses and/or operations which pose a possible threat to ground water contamination, such as but not limited to animal feedlots, manure storage, spraying or spreading of chemical fertilizers or pesticides may be permitted subject to approval of the Board of Adjustment. (see Article 18, (B) 8)
 3. Development - Low density, single-family residential development is permitted, subject to special conditions listed in Paragraph E, after detailed on-site investigation determines that sewage disposal systems and access roads can be constructed and maintained without contamination of the ground water nor diminishing the re-charge capability of the aquifer. No more than 10% of a lot or tract shall be covered with pavement, roofing or other material impervious to water, unless a storm water management system is designed, approved, installed and maintained to retain on-site all precipitation and to purify and recharge said precipitation into the ground. The afore-mentioned storm water management system shall be maintained by the applicant and all subsequent owners of the property.

ARTICLE 12 AQUIFER CONSERVATION DISTRICT (Continued)

In those cases where these conditions are met the Planning Board may permit the following:

- 1) Additional uses which may include multi-family residential, commercial or industrial uses; and
- 2) Maximum impervious coverage on the lot shall not exceed 60% impervious coverage.

E. Special Conditions:

1. Lot size - The minimum lot size in the Aquifer Conservation District is 6 acres.
2. Site Plan - Any proposal for construction or development within the Aquifer Conservation District shall include a site plan indicating:
 - a. All proposed subsurface disposal of waste materials,
 - b. Proposed excavations and/or earth moving operations which alter the slope or composition of the soil,
 - c. Proposed methods of conveying water from roads, paved surfaces, and
 - d. Any proposed diversion of ground or surface waters on or adjacent to the site.
3. The Planning Board may engage such professional assistance as it requires to assist in evaluation of the site plan prior to approval and may charge the owner(s) for all or part of the cost of the evaluation.

ARTICLE 13 FLOODPLAIN CONSERVATION DISTRICT

A. Purpose and Intent: The purpose of the Floodplain Conservation District is to protect the public health, safety and general welfare by controlling and guiding the use of land areas subject to periodic flooding. It is intended that the provision of this District shall:

- (1) Promote the general health, safety and welfare of the community through certain restrictions on the use of land located within the floodplain.
- (2) Prevent the erection of structures in areas unfit for human usage by reason of danger from flooding, unsanitary conditions or other hazards.
- (3) Reduce the financial burdens imposed on the community, its governmental units and its individuals by frequent and periodic floods and overflow of lands.
- (4) Permit appropriate uses to be located in the floodplain as herein defined, which will not impede the flow of flood waters, or other wise cause danger to life and property at or above or below their locations along the floodway.
- (5) Conform with Federal Emergency Management Agency (FEMA) by stipulating that structures shall not be allowed in the floodway and/or floodplains as shown on FEMA maps. [March 1990]
- (6) Permit only those uses in the floodplain compatible to the preservation of natural conditions which are conducive to the maintenance of constant rates of water flow throughout the year;
 - (a) Withholding rapid water runoff contributing to downstream flooding, and
 - (b) Providing area for ground water absorption for maintenance of the subsurface water supply.

B. District Boundaries

- (1) Definition - Floodplain: A floodplain is any land area susceptible to being inundated by water from any source is therefore subject to restrictions on its development. The floodplain in Sanbornton is comprised of all land designated as Special Flood Hazard Areas on the Flood Insurance Rate Map (FIRM) and the Flood Boundary and Floodway Map (FBFM) for the Town of Sanbornton, dated June 15, 1979, and any amendments thereto. [March 2003]
- (2) Establishment of District: The limits of the Floodplain Conservation District are hereby determined to be those areas designated as Floodway on the FBFM and the FIRM as Zones A, A1, A2, and A4. [March 2003]
- (3) Floodplain Incorrectly Delineated: Where it is alleged that an area has been incorrectly delineated as a floodplain or that an area not so designated was subsequently found to meet the criteria for floodplain designation, the Planning Board shall determine whether the regulations contained herein have application. The Planning Board shall make their judgment under this section subsequent to the determination by Federal Insurance Administration on the basis of

ARTICLE 13 FLOODPLAIN CONSERVATION DISTRICT (Continued)

suitable research that information contained on the Flood Insurance Rate Map and Flood Boundary and Floodway Map is incorrect. Any evidence presented shall be acceptable only when presented in written form to the Planning Board.

C. Relation to Districts

Where the Floodplain Conservation District is superimposed over another zoning district, the more restrictive regulations shall apply.

D. Uses Permitted (By Owners or Agents)

The following uses are permitted in the Floodplain Conservation District:

- (1) Cultivation and harvesting of crops according to recognized soil conservation practices.
- (2) Pasture, grazing lands.
- (3) Outdoor plant nursery, orchards.
- (4) Parks and recreation uses consistent with the purposes and intentions of this District.
- (5) Forestry-Tree Farming, excluding storage and mill structures.
- (6) Wildlife refuge, woodland preserve, arboretum.
- (7) Sealed public water supply wells.
- (8) Inclusion of floodplain lands within residential lots in order to meet minimum lot area or yard requirements when such use is consistent with the purposes and intentions of this District and all other pertinent municipal regulations. Use of floodplain areas for such a purpose is contingent upon the remaining lot area being sufficient in size and configuration to adequately accommodate all required utilities, such as sewage disposal, both original and replacement leach fields and water supply. No minimum size residential lot may have greater than 50% of its area in the Floodplain Conservation District.

E. Municipal Liability

The granting of a permit to use or approval of a subdivision plan which may include land in a floodplain district shall not constitute a representation, guarantee or warranty of any kind by the municipality or by any official or employee thereof of the practicability or safety of any structure or other plan proposed and shall create no liability upon, nor cause action against public body, official, or employee for any damage that may result pursuant thereto.

ARTICLE 14 SHOREFRONT DISTRICT

[March 1987]

- A. Purpose and Intent: Most of the land immediately adjacent to New Hampshire's lakes, ponds and rivers is overlaid by soil types characterized by above average erosion and drainage hazards. These lands require conservation and land management practices which minimize environmental and aesthetic degradation. The following restrictions are applicable to land within the designated shorefront district. They are designed to protect and enhance water quality, prevent overcrowding of the shorefront in the interest of public health and safety, and to preserve the natural beauty and wildlife habitat of the shorefront areas in the Town of Sanbornton.
- B. Location of the Shorefront District: The Shorefront District extends to a line 300 feet inland from the shoreline at the normal high water level on all lakes and ponds over ten acres. The Shorefront District is an environmental overlay district superimposed over the conventional zoning map of the Town. In case of conflict, the more restrictive regulation shall apply.
- C. Permitted Uses: The following uses are permitted provided that they shall be conducted according to the applicable provisions.
- (1) Docks for boating, and swimming facilities, subject to other provisions of this ordinance.
 - (2) Residences, provided that all buildings shall be set back a minimum of 50 feet from the shoreline at the normal high water level and constructed in accordance with the erosion control requirements of Paragraph V. [May 2008]
 - (3) Sub-surface sewage disposal facilities, provided that any leach field shall be set back a minimum of 100 feet from the shoreline at the normal high water level. A greater setback where more than one dwelling uses common sewage disposal facilities may be required. [March 1998]
 - (4) Roads, provided that the traveled portion shall be set back a minimum of 75 feet from the shoreline at the normal high water level except for bridges and bridge approaches and access ways for fire fighting equipment and boat launching. All roads shall be constructed in accordance with an erosion and sedimentation control plan approved by the Planning Board in accordance with Paragraph V and shall meet Town standards.
 - (5) Beach and dock construction, provided that all alterations of the shorefront, including beach and dock construction require a permit from the New Hampshire Department of Environmental Services Wetlands Bureau as set forth the in RSA 482. [March 1998]
 - (6) Expansion and/or construction of unroofed impervious ground cover within the 50 foot setback area measured from the high water mark, not to exceed five percent (5%) or two hundred (200) square feet of the setback area, whichever is less. [March 1992] [May 2008]

ARTICLE 14 SHOREFRONT DISTRICT (Continued)

D. Beaches, marinas, condominium docking facilities, community docking facilities and commercial docking facilities A proposal for a beach, marina, condominium docking facility, or commercial docks, provided it is permitted in the underlying use district, shall be subject to site plan review by the Planning Board and shall be subject to the following minimum standards. All construction in or on of all surface water, as set forth in RSA 482 A:3 and as further defined in Administrative rules Wt 100 - 800, requires a permit from the New Hampshire Department of Environmental Services Wetlands Bureau. [March 1998]

- (1) A marina, condominium docking facility, community docking facility, commercial docking facility, dry storage facility or any combination thereof, accommodating more than eight (8) boats shall contain a minimum lot area of one (1) acre plus three thousand (3000) square feet for each additional boat slip or dry storage space in excess of eight (8).
- (2) If winter boat storage is proposed, the plan shall include a design for winter boat storage facilities, consistent with Paragraph IV.A above. No part of any storage facility shall extend more than thirty (30) feet above natural grade at any point abutting the building.
- (3) Parking shall be provided at the rate of one space for each boat slip and for each dry storage space.
- (4) One toilet and one shower and sink each for males and females shall be provided for each 25 boat slips or dry storage space or fraction thereof, except for spaces exclusively for winter storage.
- (5) A pumping facility for the removal of holding tank waste shall be provided. The facility shall meet all standards established by the New Hampshire Water Supply and Pollution Control Commission and any other applicable state regulations.
- (6) The Planning Board may, by regulation, provide less restrictive regulations for docking facilities for eight or fewer boats.

E. Alteration of Existing Uses: Any relocation or alteration in the bulk of any building or other structure within the shorefront district shall require a permit from the Selectmen. Before a permit is issued, the following conditions must be met:

- (1) The applicant shall supply a certificate of inspection from the Town Health Officer certifying that the sewage disposal system meets current standards of the New Hampshire Water Supply and Pollution Control Commission and the Town. If the existing sewage disposal system is found to be inadequate, an approved system shall be installed before a building permit is issued.
- (2) The applicant must demonstrate that site conditions and land area are adequate for installation of a replacement sewage disposal system should the existing sewage disposal malfunction or fail or that the applicant is connected to a Town sewer.

ARTICLE 15 WETLANDS CONSERVATION DISTRICT

A. Title and Authority

- (1) This ordinance shall be known as the "Wetlands Conservation District Ordinance of the Town of Sanbornton, N. H.", adopted March 1976 and as amended.
- (2) By the authority granted in NH RSA 482-A:15, 674:16-17, and 674:20 and in the interest of public health, safety and general welfare, the Sanbornton Wetlands Conservation District Ordinance is hereby established to regulate the uses of lands subject to standing water, flooding or high water tables for extended periods of time. [March 1998]
- (3) The Wetland Conservation District serves as an overlay zone which applies to all zoning districts. [March 2006]

B. Purpose and Intent

The purpose of the Wetland Conservation District is to protect the public health, safety, and general welfare by controlling and guiding the use of land areas which have been found to be subjected to high water tables for extended periods of time. It is intended that the provisions of this District shall:

- (1) Prevent the development of structures and land uses on naturally occurring wetlands which will contribute to pollution of surface and groundwater by sewage or toxic substances.
- (2) Prevent the destruction or significant changes to natural wetlands which provide flood protection during wet periods and augmentation of stream flow during dry periods.
- (3) Protect unique and unusual natural areas.
- (4) Protect residents against the dangers of increased flooding by retaining natural flood storage and flood-moderating capability of wetlands.
- (5) Protect wildlife habitats and maintain ecological balances.
- (6) Prevent unnecessary or excessive expenditure of municipal funds for the purposes of providing and/or maintaining essential services and utilities which might be required as a result of misuse or abuse of wetlands.
- (7) Encourage those low-intensity uses that can be harmoniously, appropriately and safely located in wetlands.
- (8) Maintain water quality by preserving the ability of wetlands to filter pollution, trap sediment, retain and absorb chemicals and nutrients and produce oxygen.
- (9) Preserve water sources such as streams and brooks which make up the Watershed Area for a Prime Wetland.

ARTICLE 15 WETLANDS CONSERVATION DISTRICT (Continued)

C. District Boundaries

(1) Definition -

- (a) Wetland - An area that is inundated or saturated by surface or ground water at a frequency and duration sufficient to support and that under normal conditions does support, a prevalence of vegetation typically adapted for life in saturated soil conditions. [March 1998]
- (b) Prime Wetlands - Those areas designated as Prime Wetlands in accordance with RSA 483-A:7 as identified in the report, Prime Wetlands Evaluation, Sanbornton, New Hampshire, September 1988:
- Drake Road/Plummer Road
 - Hermit Lake Floating Bog Islands
 - Cawley Pond/Salmon Brook
 - Rollins Pond/Salmon Brook
 - Giles Pond/ Salmon Brook
 - Chapman Brook Outlet
 - Black Brook Outlet

(2) Delineation of Wetland Boundaries - [March 1998]

- (a) Wetlands shall be delineated on the basis of hydrophytic vegetation, hydric soils, and wetland hydrology in accordance with the techniques outlined in the Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1 (January 1987)
- (b) Delineation based on hydrophytic vegetation or hydric soils alone shall be sufficient for minor subdivisions provided the vegetation or soil has not been disrupted by artificial planting or past alterations.
- (c) The hydric soils component of a delineation produced under (a) or (b) above shall be determined in accordance with the manual, Field Indicators for Identifying Hydric Soils in New England (May 1, 1995), published by the New England Interstate Water Pollution Control Commission.

(3) Wetlands Incorrectly Delineated

- (a) Where it is determined that an area has been incorrectly delineated as a wetland or that an area not so designed was subsequently found to meet the criteria for wetlands designated, the Planning Board shall determine whether the regulations contained herein have application.
- (b) The Planning Board shall make their judgment under this section upon the determination by a qualified consultant on the basis of additional on-site investigation or other suitable research. This evidence shall be acceptable only when presented in written form to the municipality. Any necessary investigation or studies shall be conducted at the expense of the landowner, applicant or developer. (revised March 1998)

ARTICLE 15 WETLANDS CONSERVATION DISTRICT (Continued)

(c) Watershed Protection Area - Shall mean an area of land surrounding wetlands for the purpose of limiting the encroachment of uses which may contribute to the pollution of surface and groundwater, and prevent the destruction of watershed areas and wetlands which provide flood protection. The following streams make up the Town Watershed System and are shown on Sanbornton Planning Board Map SP76002.

Salmon Brook Tributaries	Emerson Brook, unnamed, Giles Brook & unnamed, Hermit Brook & two unnamed (near Tilton Bridge Rd.), Threshing Mill Brook & two unnamed.
Gulf Brook	(Wetlands along Route 93)
Parsonage Brook	(Through Hunkins Pond Rd wetlands)
Chapman Brook	(Through prime wetlands)
Tributaries	Patterson Brook & its Tributaries Wallis Brook, Unnamed Brook, Unnamed - into Lake Winnisquam (through long wetlands area Hunkins Pond Rd., Upper Bay Rd., Poplar Rd.)
Black Brook	(Prime Wetlands)
Tributary	Unnamed and it's Tributaries.
Hadley Brook	(into Hermit Lake)
Tributaries	Two unnamed
Knox Brook	(+Tributaries)
Weeks Brook	(+Two Tributaries)
Two unnamed	(into Hermit Lake)

D. Relation to Other Districts

Where the Wetland Conservation District is superimposed over another zoning district, the more restrictive regulations shall apply.

E. Uses Permitted by Owners or Agents

(1) Prime Wetlands: Uses permitted in Prime Wetlands shall be those permitted by the New Hampshire Department of Environmental Services Wetlands Bureau acting under N. H. RSA 482 as amended and as further defined in Administrative Rules Wt 100 - 800. (March 1998)

ARTICLE 15 WETLANDS CONSERVATION DISTRICT (Continued)

- (2) Wetlands: Permitted uses are those uses that: will not require the erection or construction of any structure or building; will not alter the natural surface configuration by the addition of fill or by dredging; and otherwise permitted by the Zoning Ordinance. Such uses may include the following:
- (a) Forestry - Tree Farming.
 - (b) Cultivation and harvesting of crops according to recognized soil conservation practices.
 - (c) Wildlife refuge, woodland preserves, arboretum.
 - (d) Parks and recreation uses consistent with the purpose and intent of this District.
 - (e) Conservation areas and nature trails.
 - (f) Inclusion of wetland areas within residential lots in order to meet minimum lot areas or yard requirements when such use is consistent with the purposes and intentions of this District and any other pertinent municipal ordinances. A minimum residential lot may have not more than 50% of its area in the Wetlands Conservation District, contingent upon the remaining lot area being sufficient in size and configuration to adequately accommodate all required utilities, such as sewage disposal - both original and replacement leach-fields - water supply.
 - (g) Uses permitted by special exception according to Article 18 B (6).

F. Buffer Zones: The following dimensions establish the buffer zones for Wetlands, Prime Wetlands, and setbacks from all water courses, brooks, streams, and ponds, in the Town Watershed Protection area with the exception of Hermit Lake and Lake Winnisquam (which are regulated by the Shorefront District).

1. Buffer zone

		Building	Septic	Commercial Excavation
a.	Prime Wetland	150	150	150
b.	Wetland	75	100	100
c.	Watershed Protection Area			
	i. year round streams, brooks and ponds	75	100	100
	ii. seasonal streams, brooks and ponds	75	100	50

- 2. The dimensions required in F.1 above, shall be horizontal dimensions from the wetland boundary and/or the high water mark of watercourses and water bodies.
- 3. Excavation below the high water mark of streams, brooks and ponds shall not be permitted within the Buffer Zone.

ARTICLE 15 WETLANDS CONSERVATION DISTRICT (Continued)

G. Pre-existing Uses:

1. Structures and uses existing at the time of the adoption of this ordinance may be continued.
2. Where an existing structure within the buffer zone is destroyed or is in need of extensive repair it may be rebuilt but not expanded provided that such rebuilding is completed within one year of the event causing the destruction of the structure.
3. Re-establishment of a non-conforming use after a discontinuance of one year is not permitted.

ARTICLE 16 STEEP SLOPE CONSERVATION DISTRICT

[March 1977]

A. Purpose and Intent: The purpose of the Steep Slope Conservation District is to protect the public health, safety, and general welfare by controlling and guiding the use of land with slopes greater than 15%, because these areas are especially subject to erosion and excess runoff. It is intended that the provision of this ordinance shall:

- (1) Promote the general health, safety, and welfare of the community through restrictions on the uses of land within the Steep Slope District;
- (2) Reduce damage to streams and lakes from erosion, runoff of storm water caused by improper or excessive construction, or effluent from improperly sited sewage disposal systems;
- (3) Preserve vegetative cover and wildlife habitat, protect unique and unusual natural areas and maintain ecological balance; and
- (4) Permit those uses of land which can be harmoniously, appropriately and safely located on steep slopes.

B. Definition and Delineation

- (1) Definition: "Steep Slopes": A Steep Slope is any area with a dominant slope greater than 15%.
- (2) District Delineation: The Steep Slope Conservation District includes all areas shown as having steep slopes on the Sanbornton Slopes Map (SP77001).
- (3) District Incorrectly Delineated: Where it is alleged that an area has been incorrectly delineated as a Steep Slope, or that an area not so designated is a steep slope, the Planning Board will determine whether the regulations contained herein apply.
- (4) The Planning Board shall have the discretion to waive the six-acre minimum lot size requirement for proposed lots in which more than fifty (50%) percent of the proposed lot area contains slopes of less than fifteen (15%) percent, provided that the proposed lot satisfies the following further requirements: [March 1991]
 - (a) Contains at least one contiguous area of 40,000 square feet, e.g. a two hundred (200') foot by two hundred (200') foot rectangle within which all slopes are less than fifteen (15%) percent, suitable for the location of a dwelling, garage and other appurtenances; and
 - (b) Unless accessible to public sewer, contains an additional contiguous area with less than 15% slopes and soils suitable for a septic system which is located and which:
 - (i) Measures at least one hundred (100') feet by two hundred (200') feet; or
 - (ii) Contains sufficient area which the Board finds satisfies the intent of this subsection; and

ARTICLE 16: STEEP SLOPE CONSERVATION DISTRICT (Continued)

(c) Provides for reasonable access from a Class I through Class V public highway to the buildable area defined in Section (1) above. The Board may consult the fire and police department to assess the ability of emergency vehicles to safely access the site.

C. Relation to Other Districts: When the Steep Slope Conservation District is superimposed over another zoning district, the more restrictive regulations shall apply.

D. Uses Permitted by Owners or Agents

(1) Recreation: Steep slope areas may be used for recreation purposes; such as hiking, hunting, cross country skiing and others which do not alter the natural surface configuration or vegetative cover of the land.

(2) Agriculture: Steep slope areas may be used for agricultural purposes which can be and are conducted in a manner consistent with optimum soil conservation practices.

(3) Logging: Logging is permitted subject to the provisions of RSA 149, Section 8-a, to minimize soil erosion or long-term damage to the area.

(4) Development: Low density, single-family residential development is permitted if detailed on-site investigation determines that sewage disposal systems and access roads can be constructed and maintained without having an adverse impact upon the ecology of the area.

E. Special Conditions

(1) Lot Size: The minimum lot size in the Steep Slope Conservation District is 6 acres.

(2) Development: Any proposal for construction or development within the Steep Slope Conservation District shall include:

(a) A plan indicating how the proposed development will adequately provide for stormwater runoff.

(b) A plan for maintenance and/or reclamation of vegetative cover.

(c) These plans must be approved by the Planning Board before any permits can be issued. In addition, the Selectmen may require a performance bond to assure that the approved plans are implemented.

(3) Reclamation: In all situations where construction or use has caused a disturbance of the natural terrain and/or vegetative cover, such terrain/cover shall be restored as closely as feasible to the original condition by the owner/agent and maintained until conditions are stabilized.

ARTICLE 17 NON-CONFORMING USES, BUILDINGS AND LOTS

- A. Non-Conforming use:** Continuance of such non-conforming use is permitted.
- (1) Change to a different non-conforming use is not permitted.
 - (2) Re-establishment of non-conforming use after a discontinuance of one year is not permitted.
 - (3) A non-conforming use may be expanded only with the permission of the Zoning Board of Adjustment, and only within the limits of the lot on which it existed at the time of passage of that portion of the Zoning Ordinance which caused it to become non-conforming.
 - (4) Continuance of a non-conforming use of land for excavation or removal of earth material is not permitted.
- B. Non-Conforming Buildings:** Continuance of such non-conforming buildings is permitted.
- (1) Extension and/or enlargements of such buildings is permitted so long as such alteration does not bring any part of said structure nearer than 10 feet from side and rear property lines and 30 feet from the right-of-way line.
 - (2) In the event of destruction of less than 75% of its value any non-conforming building or appurtenance may be re-built by the owner on record at the time of the destruction on the existing foundation provided such reconstruction is begun within one year.
- C. Non-Conforming Lots:** A non-conforming lot may be built upon provided that all other requirements of this ordinance are met and, provided that the lot, before the adoption of the requirements which have made it non-conforming:
- (1) Was lawfully laid out by plan or deed duly recorded in Belknap County Registry of Deeds; or,
 - (2) Was otherwise exempt from such requirements by the provisions of statute, and conformed to the area and frontage requirements of the zoning ordinance applicable at the time of its creation.

ARTICLE 18 BOARD OF ADJUSTMENT

The Board of Adjustment shall function in accordance with powers granted in New Hampshire Revised Statutes Annotated (NH RSA). The Board of Adjustment shall conform in membership and terms of office as provided under NH RSA 673:3 and 673:5. The Board of Selectmen is designated the Appointing Authority for the Board of Adjustment. As terms expire or vacancies occur, the Appointing Authority shall be responsible for filling vacancies so as to maintain full membership on the Board of Adjustment. Subject to NH RSA 674 and 676, the Board of Adjustment may:

- A. At a public hearing, hear, and subsequently decide upon appeals where it is alleged there is an error in any order, requirement, decision, or determination made by an administrative official (any town officer, department, board or commission) in the enforcement of NH RSA, or the Town of Sanbornton Zoning Ordinance.
- B. At a public hearing, hear, and subsequently decide upon appeals for special exceptions to the terms of the Zoning Ordinance upon which the Board is required to pass under the ordinance as follows:
 - (1) Permit an outdoor recreational facility in all districts subject to site plan approval by the Planning Board. [March 2000]
 - (2) Permit the establishment and operation of a motel in the Highway Commercial District subject to the following conditions:
 - (a) Minimum Land Area: No lot shall be less than 80,000 square feet.
 - (b) Set-Back: There shall be from the edge of the nearest right-of-way and the extreme front of any building a minimum distance of 150 feet.
 - (c) Side and Rear Set-Backs: No building shall be located within 25 feet of any side or rear property lines.
 - (d) Shielding: A solid fence at least 6 feet in height or a solid barrier of evergreens shall be provided at the side and rear property lines.
 - (e) Off-Street Parking: At least one parking space for each motel unit shall be provided.
 - (3) Permit the use of land for the excavation or removal of earth material for commercial use or sale within the Town or outside the Town, or the use of land for depositing garbage, rubbish, waste material or by-products but only after due public hearing, at which time a plan shall be submitted by the owner or operator of the property concerned. The plan shall contain a detailed description including a time schedule of the proposed activity, a description and map of the area affected in relation to the entire parcel, a statement of the environmental impact of the proposed project, and a plan for the reclamation of the affected area. No permit shall be granted until the plan is approved and it is found that:
 - (a) The activity will not impair the health or property of others or create a hazard to life or property generally.

ARTICLE 18 BOARD OF ADJUSTMENT (Continued)

- (b) That the operation will not have an adverse impact on the environment, including but not limited to pollution of streams and other surface waters, pollution of air, landslides or cave-ins, stagnant water, flooding, and damage to a known aquifer; and that the operation will not have an adverse effect on Town maintained roads. The Board of Adjustment must require adequate surety to repair Town roads where adverse effect on Town roads is in question. The Board must also require that operators improve Town roads when in the opinion of the Board of Adjustment the road is incapable of handling anticipated hauling. Additionally, the operation shall not adversely impact the normal flow of traffic or use of Town roads by residents. The Board may impose restrictions on Commercial vehicles hauling to and from the operation to insure this requirement is met.
- (c) The accepted plan shall be binding upon the owner/operator and his heirs or assigns. Upon completion of the reclamation by the owner/operator, he shall notify the Board of Selectmen. The selectmen shall be responsible for an on-site inspection of the reclaimed site and upon finding that the reclamation plan has been fulfilled, may release any portion or all of the surety.
- (d) The Town may draw upon sources of gravel and other road building materials for the purpose of public use within the town without the above hearing and permit; however, the provision for restoration shall apply.
- (e) The requirements of NH RSA 485-A:17 and NH RSA 155-E and as from time to time amended have been met.
- (f) The Selectmen, or their appointed agents, shall be responsible for the enforcement of the conditions of any special exception and shall have all the enforcement powers described in RSA 676:15, and RSA 676:17-a. In addition, any exception shall be subject to the fines and penalties set forth in RSA 676:17.

In instances where RSA 155-E:10 requires the "regulator" to enforce the terms of RSA 155-E, the Zoning Board of Adjustment, as regulator, shall be responsible for any enforcement action for violations of RSA 155-E. [March 1994]

- (4) Permit a non-conforming temporary use for an initial period of not more than two years. Permits may be renewed by the Board of Adjustment for successive periods of not more than one year.
- (5) Permit special exceptions in the Floodplain Conservation District where the application has been referred to the Planning Board, the Conservation Commission, and to the Health Officer by the Board of Adjustment for review and comment at least forty-five days prior to the hearing:
 - (a) Non-paved or porous parking facilities which do not involve structures and which will be used for a short-term storage of vehicles and/or equipment. This storage should not include materials which, in the judgment of the Board of Adjustment, cannot be moved easily in the event of emergency.
 - (b) The undertaking of a use not otherwise permitted, but not expressly prohibited below, if it can be shown that such proposed use is consistent with the Purpose and Intent of the

ARTICLE 18 BOARD OF ADJUSTMENT (Continued)

Floodplain Conservation District Article and if such proposed use is otherwise permitted in the Zoning Ordinance. Uses expressly prohibited are:

- (i) All structures and building with the exception of flood retention dams, culverts and bridges which are in compliance with other municipal and state regulations. [March 1992]
 - (ii) The filling of floodplain, removal of top soil, or damming or relocation of any water course in the floodway. With the appropriate municipal and state approvals, exceptions may be permitted in the floodway fringe.
 - (iii) Sanitary landfill, dump, junkyard, and outdoor storage of vehicles and/or materials.
 - (iv) On-site sewage disposal systems or designations of any area within the floodplain as the future site of a replacement leach field.
- (6) Permit special exceptions in the Wetlands Conservation District where the application has been referred to the Planning Board, the Conservation Commission, and to the Health Officer by the Board of Adjustment for review and comment at least forty-five days prior to the hearing:
- (a) Streets, roads and other access ways and utility right-of-way easements, including power lines and pipe lines if essential to the productive use of land not so zoned and if so located and constructed as to minimize any detrimental impact of such uses upon the wetland.
 - (b) Water impoundments.
 - (c) The undertaking of a use not otherwise permitted in the Wetlands Conservation District, if it can be shown that such proposed use is consistent with the Purpose and Intent of the Wetlands Conservation District and if such proposed use is otherwise permitted by the Zoning Ordinance.
- (7) Permit the expansion of a non-conforming use subject to the following conditions:
- (a) Preliminary site plan approval has been granted by the Sanbornton Planning Board if required under the Site Plan Ordinance.
 - (b) Both the current use and the proposed expanded use does not/will not offend by reason of emission of smoke, dust, gas, noise, odor, or fumes. The proposed expansion will not be unsightly and will not diminish or detract from the value of real estate in the area, nor be offensive to or incompatible with use of properties in the area, the general purpose of this ordinance and the official map, and will not increase traffic hazards.
 - (c) Following a public hearing, to authorize upon appeal in specific cases such variance from the terms of the Town of Sanbornton Zoning Ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of the ordinance will result in unnecessary hardship, and so that the spirit of the ordinance shall be observed and justice done.

ARTICLE 18 BOARD OF ADJUSTMENT (Continued)

- (d) Act in other matters concerning the Town of Sanbornton Zoning Ordinance according to powers specifically granted in NH RSA, and as amended.
- (8) Permit by special exceptions in the Aquifer Conservation District:
 - (a) Spraying or spreading of chemical fertilizers.
 - (b) Spraying or spreading of herbicides or pesticides.
 - (c) Storage of manure.
 - (d) Animal feedlots, however, the Board must find that the use will not pose a significant source of contamination to or reduction of the aquifer recharge capability. The findings shall be supported by qualified professional testimony and documentation. The Board of Adjustment may charge the owner(s) for all or part of the cost of the professional testimony and documentation.
- (9) Permit the conversion of a single-family dwelling to a two-family dwelling where it can be shown that such conversion will not have an adverse effect on property values, nor jeopardize the health, safety, or welfare of the occupants or the neighborhood. Written approval of the Fire Chief, Police Chief, and Health Officer must be presented by the applicant. (Owners of existing two-family dwellings shall have one year from passage of this ordinance to apply for a permit to continue such use.) [March 1995]
- (10) Permit an addition to an existing dwelling as a special exception to the Shorefront District within fifty (50) feet from the normal high water level or water's edge subject to the following conditions: [March 1988] [May 2010]
 - (a) The dwelling or seasonal dwelling existed during or prior to 1985.
 - (b) No point on the proposed addition is closer to the high water level than the closest point on the existing dwelling or seasonal dwelling.
 - (c) The portion of the proposed addition within the fifty (50) foot setback is not larger in area of ground coverage nor higher than the portion of the existing dwelling or seasonal dwelling that is within the fifty (50) foot setback. [March 1995] [May 2010]
 - (d) The provisions of this paragraph may be applied only once for each dwelling or seasonal dwelling.
 - (e) The proposed addition complies with all other provisions of the ordinance. [March 1988]
- (11) Permit the subdivision of contiguous lots consisting of one or more non-conforming residential lots subject to the following conditions:
 - (a) The pre-existing lots were in separate ownership and in conformity to the law at the time of the adoption of the requirements which made one or more of them non-conforming.

ARTICLE 18 BOARD OF ADJUSTMENT (Continued)

- (b) Each of the pre-existing lots contained a habitable single family residence at the time of merger, and the residence on each lot has continued to be occupied at least a part of each year during the period when there was unity of ownership.
 - (c) There is adequate water supply for each pre-existing lot.
 - (d) Unless served by public sewer, there is adequate area for sub-surface disposal for each pre-existing lot.
 - (e) There is adequate means of access and egress to each pre-existing lot.
 - (f) The Zoning Board of Adjustment shall, where appropriate, require the applicant to adjust the common boundary line to bring both lots into greater conformity with the intent of the zoning ordinance and the town plan. In such case, the special exception will be subject to the approval of the adjustment in boundary line by the Planning Board. [March 1991]
- C.** Following a public hearing, to authorize upon appeal in specific cases such variance from the terms of the Town of Sanbornton Zoning Ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of the ordinance will result in unnecessary hardship, and so that the spirit of the ordinance shall be observed and justice done.
- D.** Act in other matters concerning the Town of Sanbornton Zoning Ordinance Regulations according to powers specifically granted in NH RSA, and as amended.

ARTICLE 19 AMENDMENTS

This ordinance may be amended by approval of a majority of voters present and voting by ballot at any legal (annual or special) Town Meeting when such amendment has been proposed by the Planning Board or Board of Selectmen in accordance with the procedure set forth in NH RSA 31:63-A, and as amended. The Ordinance may also be amended by a majority of voters present and voting by ballot at the annual Town meeting only, when such amendment has been proposed by petition of twenty-five voters in accordance with the procedure set forth in NH RSA 31:63-B, and as amended.

ARTICLE 20 ENFORCEMENT

- A.** It shall be the duty of the Board of Selectmen and the Board is hereby given power and authority to enforce the provisions of this Ordinance.
- B.** The Board of Selectmen shall issue any and all building permits requested when such permit is in accordance with the provision of this Ordinance.
- C.** After passage of this Ordinance, it shall be unlawful to erect any structure, or building, or alter the bulk of any building or relocate any building except accessory building, in any district, without first obtaining a building permit from the Board of Selectmen.
- D.** No permit shall be required for remodeling where the purpose for which the building is to be used is not changed.
- E.** Upon any well-found information that this Ordinance is being violated, the Board of Selectmen shall take immediate steps to enforce the provisions of this Ordinance by seeking an injunction in the Superior Court or by any other legal action.

ARTICLE 21 PENALTY

Any violation of this Ordinance shall be punishable by a civil fine of not more than \$100 for each day that such violation is found by a court to continue after the conviction date, or after the date on which the violator receives written notice from the Selectmen that he is in violation of the Ordinance, whichever date is earlier.

ARTICLE 22 SAVING CLAUSE

The invalidity of any provisions of this Ordinance shall not affect the validity of any other provisions.

ARTICLE 23 WHEN EFFECTIVE

This ordinance shall take effect upon its passage. (*Adopted at Town Meeting on March 13, 1956*)

NOTE: See Appendix A and Appendix B for information on amendments to the Ordinance.

APPENDIX A

Appendix A: Dates when Town Meeting amended Zoning Ordinance the Sanbornton Zoning Ordinance

Adopted by Town Meeting on March 13, 1956

Amended:	March 10, 1959	March 14, 1995
	October 13, 1962	March 12, 1996
	March 13, 1965	March 11, 1997
	July 20, 1970	March 11, 1998
	March 19, 1971	March 10, 1999
	March 7, 1972	March 14, 2000
	March 5, 1974	March 13, 2001
	March 4, 1975	March 12, 2002
	March 3, 1976	March 11, 2003
	March 8, 1977	March 8, 2005
	March 14, 1978	March 14, 2006
	March 13, 1979	May 8, 2007
	March 11, 1980	May 13, 2008
	March 9, 1982	May 12, 2009
	March 14, 1984	May 11, 2010
	March 11, 1986	May 10, 2011
	March 8, 1988	May 14, 2013
	March 14, 1989	May 13, 2014
	March 13, 1990	March 10, 2015
	March 13, 1991	March 8, 2016
	March 11, 1992	March 14, 2017
	March 9, 1993	March 13, 2018
	March 9, 1994	March 12, 2019

Note: Appendix A is not part of the Zoning Ordinance as adopted or amended by the Sanbornton Town Meeting.

APPENDIX B

Appendix B: Zoning Ordinance Amendment History

<u>Date</u>	<u>Article #</u>	<u>Amendment Description</u>
		1956
3/13/1956	ALL	Adopted Ordinance
		1957 NO APPROVED AMENDMENTS
		1958 NO APPROVED AMENDMENTS
		1959
3/10/1959	Map	Amend Zoning Map - reduce Commercial District, add area to adjoining General Agriculture and General Residential Zones, superseded 1971
3/10/1959	5	Allow single mobile home in any district
3/10/1959	8 & 10	Create Residential District from part of Commercial District
3/10/1959	Map	Amend Zoning Map, superseded 1971
3/10/1959	11	Created Highway Commercial District, rescinded 2000
3/10/1959	20	Power granted to ZBA to approve mobile home park following public hearing, reversed 1972
3/10/1959	5 & 6	Permit certain retail/industry businesses in General Agriculture & General Residential Zones
3/10/1959	6	Definitions for "Trailer" & "Mobile Home"
		1960 NO APPROVED AMENDMENTS
		1961 NO APPROVED AMENDMENTS
		1962
10/13/1962	5	Revision of General Agricultural District language
		1963 NO APPROVED AMENDMENTS
		1964 NO APPROVED AMENDMENTS
		1965
3/13/1965	27	Add article 27 (unknown today)
3/13/1965	28	Add article 28 (unknown today)
3/13/1965	29	Add article 29 (unknown today)
		1966 NO APPROVED AMENDMENTS
		1967 NO APPROVED AMENDMENTS
		1968 NO APPROVED AMENDMENTS
		1969 NO APPROVED AMENDMENTS
		1970
7/20/1970	4	Create 30' setback from ROW line
7/20/1970	N/A	Mobile Home/Travel Trailer Parks subject to Subdivision Regulations
7/20/1970	N/A	Mobile Home/Travel Trailer Parks permitted by standards
7/20/1970	3	Definitions for: "Trailer Camp" & "Mobile Home Park"
7/20/1970	3	Definition of "Travel Trailer"

7/20/1970	3	Define reconstruction of non-conforming buildings after destruction
7/20/1970	ALL	Change all occurrences of the word "Residence" to the word "Dwelling"
		1971 NO APPROVED AMENDMENTS
		1972
3/7/1972	4 C	Amending portion of sign ordinance
3/7/1972	4	Prohibit mobile home parks (superseded by later amendments)
3/7/1972	4	permits single mobile homes in General Agricultural & Forest Conservation zones
3/7/1972	9	Enlarge Historical Preservation District
3/7/1972	7	Correcting Forest Conservation District boundaries
		1973 NO APPROVED AMENDMENTS
		1974
3/5/1974	4	Clarify Paragraph F
3/5/1974	4(G)	Limit location of Commercial Radio Towers to the Commercial Zone and regulate design and acceptance
3/5/1974	5	revision only, no change to intent
3/5/1974	10	Revised language to include permitted uses in Commercial District
3/5/1974	8	Regulate lakefront lots by back-lot developers
3/5/1974	18	Add paragraph D
		1975
3/4/1975	4(B)	Remove conflicting language from 4(B)
3/4/1975	MAP	Approve Zoning Map SP75001 - Cannot Locate as of 11/15/2007
3/4/1975	4(H)	Define restrictions required to protect public water supply
3/4/1975	10	Reduce size of Commercial District
3/4/1975	10	Reduce size of Commercial District
3/4/1975	N/A	Provision for what happens IF Historical Preservation District is ever abolished
		1976
3/3/1976	13	Create Flood Plain Conservation District
3/3/1976	15	Create Wetlands Conservation District
3/3/1976	4(J)(3)	Add section pertaining to maintaining of Cemetery Lot Records
		1977
3/8/1977	17	Permit expansion of a non-conforming use under certain conditions and by permission of ZBA
3/8/1977	16	Create Steep Slope Conservation District
		1978
3/14/1978	7	remove section A(3)
3/14/1978	11	Provides 175' frontage requirement (rescinded 2000)
3/14/1978	12	Create Aquifer Conservation District
3/14/1978	3	Redefine "Dwelling"

3/14/1978	3	Add definition for "Lot"
		1979
3/13/1979	13	change definition of "Flood Plain"
3/13/1979	6 & 10	(MAP) Rezone all land within 500' of Rt 3 centerline from General Residential to Commercial
		1980
3/11/1980	4	Define Condominium/Cooperative Ownership as a subdivision
3/11/1980	18	Permit by Special Exception the conversion of Single Family Residence to Two Family Residence
3/11/1980	5 & 6	Rezone portion of General Residential to General Agriculture
		1981 NO APPROVED AMENDMENTS
		1982
3/9/1982	10	Add Light Manufacturing/Technology Companies as a permitted use
3/9/1982	11	Remove portions of Highway Commercial District by adding them to adjoining districts
		1983 NO APPROVED AMENDMENTS
		1984
3/14/1984	10	Adds Light Manufacturing in Commercial Zone
3/14/1984	3	Add Definition for "Light Manufacturing Company"
3/14/1984	3	Add Definition for "Light Manufacturing"
3/14/1984	18	Reorganize Board of Adjustment Article, no changes
3/14/1984	18 (B)	Add language referring to RSA 155 E
		1985 NO APPROVED AMENDMENTS
		1986
3/11/1986	4	create 40' setback from water's edge
3/11/1986	18(B)(3)(b)	ZBA may require security to cover road repairs for gravel operations
3/11/1986	21	Brings penalty into compliance with State Law
		1987
3/11/1987	14	Create Shorefront District
		1988
3/8/1988	18(10)	ZBA may grant special exceptions in Shorefront District
		1989
3/14/1989	4(M)	Add Soil Erosion & Sediment Control - Add 300' from water provision (see BP Application)
3/14/1989	3	Add definition for "dwelling"
3/14/1989	3	Add definition for "Multi-Family Dwelling"
3/14/1989	14	Reorganization/Administrative, no additions/changes
3/14/1989	3	Reorganization/Administrative, no

		additions/changes
		1990
3/13/1990	III (Art. 4,M)	Housekeeping (soil erosion & sediment control)
3/13/1990	XVII (Art. 7,A.(9)	FC District (Admin. Housekeeping & eliminate clerical error
3/13/1990	XX (Art. 15,C.(1)(b))	Wetlands Conservation District definition & statutory reference
3/13/1990	III (Art. 4)	Posting of "NO TRESSPASSING" signs on trees as per RSA 635:4
3/13/1990	XIX (Art. 13)	Floodplain Conservation District structures (FEMA)
		1991
3/13/1991	XVII F (Art. 3)	Change definition of "Accessory Building" and replace with definition of "Building"
3/13/1991	XXI,B (Art. 16.B(4)	Steep Slope Conservation District
3/13/1991	XVII (Art. 3)	Remove definition of "Mobile Home" and replace with definition of "Manufactured Housing"
3/13/1991	XVII (Art. 3)	Add definition of "Non-conforming lots"
3/13/1991	X (Art. 17,C)	Non-conforming uses of buildings
3/13/1991	X (Art. 17,B.2)	Reconstruction of non-conforming buildings
3/13/1991	XII (Art 18,B. (11)	Subdivision of previously merged substandard lots
		1992
3/11/1992	5,A.(3)	Private Airfields
3/11/1992	18	Administrative Housekeeping
3/11/1992	3	Amended definition of Building
3/11/1992	14,III,F	added a permitted use for "unroofed impervious ground cover" within Shorefront District
3/11/1992	XII,B.4 (Art 18)	ZBA: Administrative Housekeeping
		1993
3/9/1993	III	In-voluntary merger of non-compliant lots
3/9/1993	4,E,(3)	Temp. Housing permits (emergency)
3/9/1993	4,O	Unoccupied utility structures
		1994
3/9/1994	18,B.,3(f)	Define enforcement powers of ZBA & BOS
3/9/1994	4	Administrative, correcting a typo in language
		1995
3/14/1995	4.C.,12(b)	Signs
3/14/1995	XII,B.10(Art 18, B.(9)	ZBA (Conversion of single-family dwelling to 2-family dwelling
3/14/1995	N/A	(Exactly the same as #2)
		1996
3/12/1996	3	Definitions: (administrative, numbering & alphabetical)
3/12/1996		Administrative
		1997
3/11/1997		Define Home Industry/Home Occupation

Town of Sanbornton Zoning Ordinance

3/11/1997	18.B.(1)	ZBA
3/11/1997	7(5)	Forest Conservation District
3/11/1997	18(B)(2)	Adds section (P) Junkyards
3/11/1997	4	Deleted previous language and installed new language allowing towers @ 150' in height (above 1,200' in elevation) in Com., AG & FC Districts
		1998
3/11/1998	5(A)5	Redefine frontage in Gen. Ag Zone
3/11/1998	6(3)	Redefine frontage in Gen. Residential Zone
3/11/1998	7A(5)	Redefine frontage in FC Zone
3/11/1998	8A(3)	Redefine frontage in Recreational Zone
3/11/1998	8A(7)	Seasonal dwelling conversion
3/11/1998	8A(8)(a)	septic set-back in Recreational District
3/11/1998	10(F)	Site Plan requirements in Commercial District
3/11/1998	11	DELETED Highway Commercial
3/11/1998	14,III(C).	Septic Systems in Shorefront District
3/11/1998	14,III.E	Shorefront District
3/11/1998	14,IV	Shorefront District quoting statutory reference
3/11/1998	15(A)(2)	Wetlands Conservation District statutory reference
3/11/1998	15(C)(1)(a)	Definition "Wetlands"
3/11/1998	15(C)(2)	Added delineation of wetland boundaries
3/11/1998	15(C)(3)(b)	Wetlands, expand technical assistance for the Planning Board to include environmental consultants to determine wetland boundaries
3/11/1998	15(E)(1)	Statutory reference to RSA 482
		1999
3/10/1999	3	definitions
3/10/1999	4	added
3/10/1999	16 (5b)	relocation Gen Ag from 16 to 5b
3/10/1999	16 (7b)	relocation Forest Conservation from 16 to 7b
3/10/1999	16 (6b)	relocation general residential from 16 to 6(5)
3/10/1999	16 (10)	relocated Commercial District from 16 to 10
		2000
3/14/2000	4	Child Day Care
3/14/2000	3	Definition "Outdoor Facility"
3/14/2000	18	ZBA
3/14/2000	18(B)(1)(a)-(e)	DELETE
3/14/2000	3(9)	Definition "Home Industry/Home Occupation"
3/14/2000	4	Add (S) Home Occupation
3/14/2000	4	Add Open Space Zoning
3/14/2000	11(B)	Remove "Highway Commercial" from Zoning Map
3/14/2000	11(B)3	Repeal Article 11(B) & amend Zoning Map
		2001
3/13/2001	4(S)	Recreational Campgrounds
3/13/2001	4(J)	Private Family Cemetery
3/13/2001	4(S)	Home Occupation
		2002
3/12/2002	3	Definitions (Farm, Agriculture & Farming)
3/12/2002	4(V)	Right to Farm

3/12/2002	4(T)(3)(e)5	Open Space Zoning
3/12/2002	3	Impact Fee
3/12/2002	4(W)	Impact fees
3/12/2002	4(G)	Wireless Towers
		2003
3/11/2003	13	Flood Plain District
3/11/2003	3	Definition "Impervious Surface"
3/11/2003	3	"Right-of-way"
3/11/2003	8(A)(7)	Recreation District
3/11/2003	4(C)(9)	Signage
3/11/2003	7(A)(1)	Forest Conservation District
		2004 NO APPROVED AMENDMENTS
		2005
3/8/2005	4(Q)	Repealed/Rescinded elderly housing
		2006
3/14/2006	4(N)	Rescinded: Involuntary Mergers
3/14/2006	4(T)	Renamed "Open Space Zoning" to "Cluster Development Zoning"
3/14/2006	4(T)(D)	Add Section 8 "No lot shall measure less than 1/3..."
3/14/2006	4(T)(2)(f)	Delete: "except for elderly housing"
3/14/2006	15(A)	Add Section 3 "Wetland Conservation District serves as an overlay district..."
3/14/2006	2	Remove Highway Commercial District
3/14/2006	N/A	Repaginated and reorganized entire document
		2007
5/8/2007	3	Add Open Space and Cluster Development to Definitions
5/8/2007	4(T)(3)(D)(2)(a)	Add language pertaining to "undeveloped vegetative buffer...200 feet"
5/8/2007	4(T)(3)	Edited for grammatical and clarification purposes
		2008
5/13/2008	14(C)2	Change residential building setback to 50'
5/13/2008	14(C)6	Change unroofed impervious ground cover setback to 50'
5/13/2008	3	Change definition for "Lot" and add definitions for "Abutter", "Applicant", "Boundary Line Adjustment", "Building Height", "Common Area", "Final Plat", "Land Conservation Area", "Master Plan", "Official Town Map", "Road", "Subdivision", Subdivision, Minor", "Subdivision Plan"
5/13/2008	5,6,7,8,9,10	Add 35' height limit in all Zoning Districts
5/13/2008	14(E)	Remove the Erosion Control section from Article 14, Shorefront District
		2009
5/12/2009	3	Change definitions for "Building", "Dwelling" and "Dwelling, Multiple Family"
5/12/2009	3	Add definitions for "Accessory Apartment", "Accessory Building", "Accessory Structure", "Dwelling, Single-Family", "Dwelling, Two-Family",

		" Dwelling Unit" and "Structure"
5/12/2009	4	Add section X "Accessory Apartments"
5/12/2009	4	Add section Y " Small Wind Energy Systems"
		2010
5/11/2010	8,7 & Map	Change the Zoning District within 500 feet of Rollins Pond and Cawley Pond from the Recreational Zoning District to the Forest Conservation District
5/11/2010	8,7 & Map	Change the Zoning District within 500 feet of Giles Pond from the Recreational Zoning District to the Forest Conservation District
5/11/2010	18, B (10)	Change 40 foot setback to 50 foot setback
5/11/2010	4, C	Requiring sign permits for any newly erected, enlarged or structurally modified sign
		2011
5/10/2011	7, A(4)	Deleted all existing wording and substituted with, "Single family dwellings of any form or method of construction shall be permitted in this district."
5/10/2011	2	Deleted "Drawing No. SP71001" and substituted with the wording, "the official zoning district map of the Town of Sanbornton entitled <u>Zoning Map, Sanbornton NH, 2011</u> "
5/10/2011	5(B), 6(A)5, 7(B) & 9(E)	Deleted the written description of the zoning district boundaries and substituted with, "The boundaries of this zoning district are described in graphic form on the official zoning district map of the Town of Sanbornton entitled <u>Zoning Map, Sanbornton NH, 2011</u> "
5/10/2011	8	Added a new section: "B. Description of the Recreational District: The boundaries of this zoning district are described in graphic form on the official zoning district map of the Town of Sanbornton entitled <u>Zoning Map, Sanbornton NH, 2011</u> "
5/10/2011	10(G)	Deleted all wording in section G and substituted with, "The boundaries of this zoning district are described in graphic form on the official zoning district map of the Town of Sanbornton entitled <u>Zoning Map, Sanbornton NH, 2011</u> "
5/10/2011	4	Added the following new section: "Z. Compliance with all other pertinent local, State and/or Federal Regulations must be attained before issuance of any certificate of zoning compliance or building permit."
		2013
5/14/2013	3	Added a new definition for "Front Setback"
5/14/2013	4X,1(c)	Changed the standards for Accessory Apartments by increasing the number of bedrooms to no more than two and increasing the maximum floor area to 850 sq. ft.
5/14/2013	12, D(3)	Added a new provision(s) that states; when an approved storm water management system is installed the Planning Board may permit additional uses and may increase the maximum impervious coverage to 60%.

		2014
5/13/2014		Six (6) zoning amendments were proposed But ALL six proposed amendments were VOTED DOWN by Town Meeting 2014
		2015
3/10/2015	3(7)	Amended definition of "Boundary line Adjustment"
3/10/2015	4(AA)	Added new section, titled "Lot Size & Frontage Averaging"
3/10/2015	2(Zoning Map)	Amended Zoning Map 2010 by expanding the boundaries of the Commercial Zoning District to 600' WEST of Chapman Road & the northern portion of Philbrook Road
3/10/2015	2(Zoning Map)	Amended Zoning Map 2010 by expanding the boundaries of the Commercial Zoning District along NH Route 127
3/10/2015	2(Zoning Map)	Amended Zoning Map 2010 by creating new Commercial Zoning District North of intersection of Taylor Rd. & Steele Hill Rd.
		2016
3/8/2016	4	Add a section to Article 4 to provide for development of housing units suitable for occupancy by elderly (senior) persons.
		2017
3/14/17	4(C)	Amend Article 4 (Section C), Advertising Signs" to comply with U.S. Supreme Court decisions concerning commercial signs, and to add a Purpose Statement.
		2018
3/13/18	4	Add a new Section Z to Article 4 to allow for Solar Energy Systems, and to renumber the former Section Z (Compliance with Other Regulations), Section AA (Lot Size & Frontage Averaging), and Section BB (Senior Housing Development).
		2019
3/12/19	4	Replace existing Article 4.Z in its entirety to: define Solar Energy Systems by system size and land area; define level of Planning Board review, application requirements and applicable project standards based on residential or non-residential use, system size, and zoning district; and establish structure setbacks and buffer requirements.

Appendix C

ZONING ORDINANCE SECTION NUMBERING SYSTEM

Appendix C: Conversion Code for converting Roman Numeral Sections to Arabic Numerals

- I = Preamble (1)
- II = Districts (2)
- III = General Provisions (3)
- IV = General Agricultural (5)
- V = Commercial (10)
- VI = Highway Commercial (11)
- VII = Recreational (8)
- VIII = Historic District (9)
- IX = Enforcement (20)
- XII = Board of Adjustment (18)
- XIII = Amendments (19)
- XIV = Penalty (21)
- XV = Saving Clause (22)
- XVI = When Effective (23)
- XVII = Definitions (3)
- XVIII = Forest Conservation (7)
- XIX = Flood Plain Conservation (13)
- XX = Wetlands Conservation (15)
- XXI = Steep Slope Conservation (16)
- XXII = Aquifer Conservation (12)
- XXIII = Shorefront District (14)

Numbering System Used
1956 – 1995 Roman Numerals
1996 – Present Arabic Numerals