



## NOTICE OF PUBLIC HEARING

### Planning Board Public Hearing – Zoning Changes Town of Henniker Planning Board

The Town of Henniker Planning Board will hold a public hearing on December 13, 2023 at 6:00 pm at the Community Center, 57 Main Street, Henniker NH to discuss the following proposed Zoning Changes. Full text available at Town Hall, of Henniker website:

1. Amend Article VIII, Commercial District Regulations by deleting paragraph E, Section 133-28 Regulations for all Districts, in its entirety. ~~Multi-unit dwellings of three or more, up to 40 units, shall be permitted in the CR, CR-1, and CM Commercial Districts by special exception only, provided that the ratio of area of unimproved land to the total combined area of living area, including all habitable floor area, driveways and roadway stated in Article X, is maintained. Multi-unit dwellings greater than 40 units are not permitted in any commercial district. No multi-unit dwellings are permitted in the CH District.~~
2. Amend Article IV General Provisions, by deleting Section 133-17 in its entirety. ~~One principle building per lot There shall be only one principal building on a lot, except for Multi-unit dwelling(s) developments that are located in the RV Village Proper & CV Village Commerce Districts, Commercial Uses located in the CH, CM, CR, and CV Districts and condominium developments. This restriction shall not be applicable to those educational uses permitted exclusively in the Educational Overlay District (EOD).~~

3. Amend Article II Definition by amending the definition of Campground as follows; An area used for overnight seasonal occupation **(closed November 1 – April 30)** in temporary facilities (such as tents, campers and trailers).
4. Amend Article VIII Commercial District Regulation, Section 133-31 Commercial Uses in CR Commercial Recreation District by deleting multi-family dwelling use by Special Exception and allowing the use as Permitted, in addition allow excavation uses as Permitted uses. Also delete Section 133-31 Commercial uses in CR Commercial Recreation District CR-1 regulations in its entirety. Also amend Article III Establishment of Districts, Section 133-4 Zoning District to delete reference to CR-1 Commercial Recreation District. In addition delete Section 133-4 paragraph C. reference the CR-1 District and amend the Official Zonin Map to rezone all property presently zoned CR-1 to CR.
5. Amend Article XXII Wetland Conservation Section 133-116 Special Provisions B to read as follows: **Wetland areas excluding surface waters may be used to satisfy minimum lot area requirements provided that seventy five (75) percent of the minimum lot area is contiguous non-wetland.** ~~No part of a wetland may be considered as part of the minimum size requirement of any lot.~~
6. Amend Article XXI Floodplain Development as necessary to comply with recommended amendments required by the National Flood Insurance Program. These amendments are necessary to remain compliant with the FEMA floodplain development insurance program available for residents.
7. Amend Article XIII Administration by adding a new section 133-54a as follows:

During the construction of a single family home, the proposed owner may temporarily reside within a camping trailer for a period up to two years upon issuance of a building permit. Such units may be parked and occupied as temporary housing on the same lot where a dwelling is being constructed provided: (1) The unit will only be occupied a maximum of twenty-four (24) months from issuance of a building permit unless extended by the Board of Selectmen, regardless of (2)(a) below. (2) Sanitary (domestic) sewage will be disposed of by using one of the following methods: (a) The unit will be connected to the Town sewer system. (b) The unit will be connected to a State-approved septic system. (c) The unit will be served by a State-approved portable toilet facility. (d) The unit will have its own self-contained sanitary system and formal provisions will be made to have the sewage disposed at the Henniker Treatment Plant.