



Town of Boscawen

116 North Main Street, Boscawen, NH 03303 | Telephone: 603.753.9188

Planning Board Members

Loren J. Martin
Chair

Barbara Randall
Vice-Chair

Edward J. Cherian, Jr.
Member

Gary Tillman
Member

Josh Crawford
Member

Roberta Witham
Member

Lorrie J. Carey
Member Ex-Officio

Planning Board Alternates

Bill R Bevans
Alternate Ex-Officio

PUBLIC NOTICE

Notice is hereby given in accordance with RSA 675:3 that the Boscawen Planning Board will meet on **Tuesday, January 2, 2024** after 6:30 PM, at the Boscawen Municipal Complex, 116 North Main Street, Boscawen NH, in the 4th floor meeting room, to hold a public hearing for amendments to the Zoning Ordinance on the articles listed below.

- Article II Zoning Districts
- Article IV Use Regulations
- Article V Lot Dimensions and Areas
- Article XII Definitions
- Article XIV Cluster Developments Ordinance
- Article XV Floodplain Development Ordinance
- Article XXIII-Accessory Dwelling Unit Ordinance
- Article XXV Planned Unit Development Ordinance-*New*

This hearing is in preparation for the Boscawen town meeting. Should we require a second hearing, it will be on **Tuesday, January 16, 2024 @ 6:30pm**. This year's Town Meeting will be on March 12, 2024

Copies of the proposed amendments will be available **December 22nd, 2023** on the town website at www.boscawennh.gov or you can request a hard copy by email from keasler@boscawennh.gov or call 603.753.9188 x2309.

Per order of the Planning Board,

Kellee Jo Easler, Director
Planning & Community Development

The Town of Boscawen prohibits discrimination on the basis of race, color, national origin, sex, sexual orientation, religion, age, disability, marital or family status. Boscawen is an equal opportunity employer.



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Memo

To: Boscawen Residents

From: Kellee Jo Easler, Director
Planning & Community Development

Date: December 22, 2023

Subject: Planning Board proposed Amendments to the 2024 Zoning Ordinance

Below are the seven zoning article amendments and one new Planned Unit Development Ordinance for consideration by **ballot vote for March 12, 2024**, proposed by the Boscawen Planning Board:

- Article II Zoning Districts
- Article IV Use Regulations
- Article V Lot Dimensions and Area
- Article XII Definitions
- Article XIV Cluster Developments Ordinance
- Article XV Floodplain Development Ordinance
- Article XXIII Accessory Dwelling Unit Ordinance
- Article XXV NEW Planned Unit Development Ordinance

The following pages have a brief synopsis for each one.

Article II, Zoning Districts, 2.02 Description of Districts, f. Mill Redevelopment District (MRD)

- **Synopsis:** This article, if approved, will update the description for the new MRD by removing the Map, Lot, and Street designation. There will be no change to the official map, but it will coincide with the new Planned Unit Development Ordinance, continuing to allow light industrial, residential, and commercial mixed uses. The description is outdated and needs updating to reflect the ongoing housing crisis. It is to encourage economic development, and permit housing with mixed-use development for more flexibility. In anticipation of the redevelopment to the blighted sections within the Brownfield areas, this zone was amended to work hand in hand with the new PUD ordinance.

Article IV, Use Regulations, 4.01 Table of Uses for Agricultural & Forestry, Commercial, Residential, Miscellaneous and the addition of footnotes 3-Mill Redevelopment District (MRD) and footnotes 4-Planned Unit Development (PUD)

- Synopsis: The Table of Uses is being updated to reflect changes to the Accessory Dwelling Unit Ordinance, Cluster Developments Ordinance and Planned Unit Development Ordinance as well as encouraging more housing options.

Article V, Lot Dimensions and Area Remove ** relating to the MRD and insert the following: “The Planning Board may approve a conditional use permit that allows variable dimensional standards for property in the Mill Redevelopment District (see standards for development in Article XXV)*

- Synopsis: This is simply removing the reference to the 1998 Town Meeting that was establishing setbacks. It now leads you to Article XXV, Planned Unit Development.

Article XII, Definitions

Accessory Dwelling Unit (ADU) A residential living unit that is attached or detached to a single-family dwelling unit or detached from a two-family dwelling (duplex) unit.

- Synopsis: This is now allowing detached for both single and two-family dwelling units.

Planned Unit Development (PUD): A parcel or parcels of land developed by a master plan with a single use or mixed uses allowed, depending on zoning, and design flexibility from traditional Site Plan Regulations. The greater flexibility in locating buildings makes it possible to achieve certain economics in construction while preserving open space. All PUDs require Conditional Use Permit (CUP) approval from the Planning Board and are subject to the provisions of Article XXV.

- Synopsis: Updating the definition to match the new ordinance.

Article XIV, Cluster Developments Ordinance

- Synopsis: This amendment is to include updates for mandatory Homeowners Association with private roads and incentives for density. This encourages flexibility with road standards for developers and lessens the cost to taxpayers.

Article XV, Floodplain Development Ordinance, as follows: Introduction, Definitions, Section 15.05, 15.07, 15.08, & 15.09, as necessary to comply with the requirements of the National Flood Insurance Program

- Synopsis: The State of NH Office of Planning & Development, Department of Business and Economic Affairs, have identified changes that were found during a review by their office, for compliance with the National Flood Insurance Program. There are substantial updates as well as appropriate warrant article language.

Article XXIII, Accessory Dwelling Unit (ADU) Ordinance, Sections 23.01, 23.02 & 23.03

- Synopsis: These amendments are to allow ADUs by right, allow attached and detached to single family homes and detached ADUs to two-family homes.

Article XXV, Planned Unit Development Ordinance

- Synopsis: This warrant article is for a new ordinance, in recognition of the housing shortage and encouraging the use of RSA 674:21, Innovative Land Use Controls, to provide flexibility and density incentives in land development for residential, commercial, and mixed uses. Previously there was a definition but no ordinance with regulations.

The first public hearing is scheduled for **Tuesday, January 2, after 6:30 pm** and should a decision not be made, a second hearing will be scheduled for **January 16th at 6:30pm**.

Copies of the proposed amendments are available at the Planning & Community Development Office, town website at boscawennh.gov and you can request a hard copy by email from keasler@boscawennh.gov or call 603.753.9188 x2309.