

**TOWN OF THORNTON PLANNING BOARD**  
**2012 Proposed Zoning Ordinance Amendments**  
**1<sup>ST</sup> Public Hearing Notice**  
**Hearing Date: January 19, 2012**  
**7:00 PM Thornton Town Hall**

**Amendment #1      Petitioned Amendment**

“Shall the Town Amend the Thornton Zoning Ordinance and Zoning Map by Changing the Permitted uses in the General Residential Zone on both sides of Route 175 from the Woodstock line to the Campton line (Northerly up Route 49 to 6 Mile Bridge) to allow the following uses:

Professional Services, including, but not limited to, Doctors, Dentists, Therapists, Attorneys, Real Estate Professionals, Insurance Professionals, Sign Shops, Beauty Shops, Barber and Pet Grooming Shops, Art Studio’s/Exhibits, Small Equipment Sales and Repair, Snowmobile, Ski, Tackle and Agricultural Shops, Auto Restoration, Repair and Sales, Farmer’s Markets, Small Family Restaurants, Day Care Providers, Bus Companies, Open Air Theatres, Events and Venues, Bakeries, Ice Cream and Candy Shops, Country Stores, and other similar uses.

(The Planning Board shall vote and place a notation on the ballot stating the planning board’s approval or disapproval which shall immediately follow the question’s description.)

**Amendment #2**

**Article VI Basic Development**

A. Conventional Development

1. Lot Size

Add to: Wetlands, floodplains and slopes over 35% shall not be used for minimum lot size calculations.

**Amendment #3**

B. Cluster Development

1. Lot Size

Add to: Wetlands, floodplains and slopes over 35% shall not be used for minimum lot size calculations.

## **Amendment #4**

### **Article III Definitions**

Add

#### **L. Building**

Any structure designed or intended for the support, enclosure, shelter or protection of persons, domestic animals, chattels or property. For purpose of determining exterior measurements or footprint in order to locate the setback line, building shall include all attached structures, such as open or closed porches, carports, garages, balconies, stairways and other similar structures.

## **Amendment #5**

Add

#### **M. Structure**

That which is built or constructed with a fixed location on the ground or attached to something having a fixed location on the ground. Structures include but are not limited to a building, swimming pool, billboard, pier, septic system, parking lot and deck. It shall not include a minor installation as a fence under six feet high, a mailbox or a flagpole.

## **Amendment #6**

Add

#### **N. Junk Yard**

An area of land used for storage, outside of a completely enclosed building, of used and discarded materials, including but not limited to, wastepaper, rags, metals, building materials, furnishings, machinery, vehicles or parts thereof. Also any place of storage or deposit which has stored or deposited two or more unregistered, uninspected motor vehicles, which are no longer intended or in condition for legal use on the public highways or used parts of motor vehicles which are no longer intended or in condition for legal use on the public highways or used of motor vehicles or iron, metal glass paper, cordage or other waste or discarded or secondhand material which has been a part or is intended to be a part of any motor vehicle, the sum of which parts shall be equal in bulk to two or more motor vehicles.

## **Amendment #7**

Add

### **O. Setback**

Setback means the horizontal distance in feet of any portion of a building or structure including but not limited to dwellings, barns, garages, sheds, porches, decks and playhouses to the lot line, Right of Way and Shoreline. This applies to roof lines (eaves) and any other appendage.

## **Amendment #8**

Add

### **P. Small Wind Energy Systems**

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.

## **Amendment #9**

### **Article VII Miscellaneous Guidelines & Requirements**

#### **A. Nonconforming, Uses**

- 1. Remove** – Two or more non-conforming lots which are contiguous and in single ownership which does not meet the requirements of this ordinance shall be considered merged and treated as an undivided parcel for the purpose of this ordinance. Lots in a subdivision previously approved by the Planning Board are excluded from this provision.

## **Amendment # 10**

- B. Junk Yards** – remove as defined in RSA 236:112

## **Amendment # 11**

### **Article V Permitted Uses in Various Zones**

#### **A. Rural Residences Zone**

- 8.** Re-write: Manufactured housing per RSA 674:31, mobile homes are permitted, but a minimum of one acre of land shall be required for each mobile home and such mobile home shall be set back 25 feet from any highway, right of way boundary line. Mobile home clusters or parks are not permitted.

## **Amendment # 12**

### **Article IV Boundaries of Zones**

## **Article IV C- Recreation Zones**

1. Recreational Zone East – Extinguish Recreation Zone East and any subsequent reference to it in later articles.

### **Amendment # 13**

#### **Notice of Intent to Build**

**Remove D.**

**Re-write to read:**

“If there is any question whether the setbacks as defined in Article III and specified in Article VI will not be met, the owner is advised to verify that setbacks will be met by using the services of a licensed land surveyor. Failure to do so waives the owner’s right to claim hardship in requesting an area variance. Failure to meet the setback requirements could result in an order to remove any encroachment”.

### **Amendment # 14**

#### **Article XIV Flood Plain – Use of term**

Change “Building Inspector” to Compliance Officer