

TO: The Voters of the Town of Thornton

FROM: Steve Babin, Chairman, and Members of the Planning Board

DATE: January 27, 2021

RE: Proposed Zoning Amendments for the 2022 Town Meeting

The following is the only proposed Zoning Amendments for the 2022 Town Meeting and an explanation of the effect of the proposed amendment.

The proposed amendment is housekeeping in nature to correct conflicts that exist within the Ordinance. No new uses are being proposed, nor is the rezoning of any district being proposed.

If you have questions regarding the proposed amendment, please feel free to contact Kathy Menici, Planning Director, on Tuesdays or Thursdays between the hours of 9:30 am and 3:30 pm at (603) 726-8168.

Zoning Amendment #1

Are you in favor of the adoption of an amendment to the existing Town of Thornton Zoning Ordinance, as proposed by the Town of Thornton Planning Board, which changes *Article VI: Dimensional Requirements, Paragraph 4. Dwellings per Lot* to read:

Unless otherwise allowed by this Ordinance, no more than one building used and intended for human habitation shall be erected, placed, or converted to use as such on a single parcel in any Zoning District.

Recommended by the Planning Board

Explanation: *Article VI: Dimensional Requirements, Paragraph 4. Dwellings per Lot* currently reads: *No more than one building used and intended for human habitation shall be erected, placed, or converted to use as such on a single parcel in any Zoning District.*

As currently written, the Zoning Ordinance does not allow more than one (1) dwelling unit on a single parcel of land, thereby prohibiting the development of multi-family dwellings, condominiums, and cluster developments. The current language also creates a conflict where the Ordinance permits these types of development. After discussion, the Planning Board determined that adding “*Unless otherwise allowed by this Ordinance*” removes the conflict and allows applications for the development of multi-family, condominiums, and cluster developments to proceed without the need of a Variance.