

ARTICLE 2. To see what action the town will take with regard to the following questions relative to the Plainfield Zoning Ordinances, **said changes being recommended by the Planning Board:**

Question 1. In order to provide enhanced guidance as to what types of businesses are likely to be approved the following **addition** is proposed for Section 3.5 APPROVED BUSINESS PROJECT which **currently reads**

3.5 APPROVED BUSINESS PROJECT

Shall be a single business use or group of business uses which meet **all** the following requirements:

Land Criteria:

- a) The lot or lots proposed for development must conform to the minimum acreage requirements for the zone the land is located in. Lots that do not conform to their zoning district's acreage, or frontage requirements cannot be permitted for an approved business project.
- b) The lot or lots proposed for development must have frontage on a state maintained highway.
- c) The proposed business or businesses must be directly accessed from a state maintained highway.
- d) Per Schedule A, in no case whether for a single business use or multiple business uses shall lot coverage with impervious surfaces exceed 20% of the lot area.

Operational Criteria:

- a) The proposed use or uses must individually and collectively satisfy all the standards found in section 5.6 II.
- b) The ZBA in granting approval for either single or multiple uses, must find that both the physical and operational features of the proposed use(s) are compatible with the adjacent neighborhood.

- c) The applicant must effectively landscape and otherwise minimize the visual, olfactory, and auditory impact of the project on abutting properties, whether developed or undeveloped. If in the judgement of the ZBA, an applicant is unable to minimize these impacts to a level comparable to permitted uses in the zoning district the lot is located, the Board shall deny the project.
- d) For new construction the building setback for the proposed business project shall always conform to the yard dimensions for the zone the property is located in, however, the minimum distance from an abutting residence to the new construction shall be 100'.
- e) New buildings associated with a business project must be located a minimum of 30' from any town or state maintained roadway. Setbacks along roadways are to be measured from the edge of the road right of way.
- f) Lot line yard dimension areas (setbacks from lot lines) will be landscaped as to provide a visual vegetative buffer to adjacent properties.

Joint Zoning Board of Adjustment and Planning Board meetings will be encouraged for Approved Business Project applications.

Replace the above with the following

Section 3.5 APPROVED BUSINESS PROJECT: Shall be a single business use or group of business uses that are, in the judgment of the Zoning Board, compatible with a residential use, the primary use throughout the town. Operational scale, hours of operation, traffic, light and noise generated from the proposed use will be considered when determining compatibility. While it is likely that these characteristics will be greater than a typical residential use, to be approved the proposed use must not be so intrusive as to materially change the enjoyment of residential uses. In addition, all Approved Business Projects must satisfy all of the following requirements:

Land Criteria:

- a) The lot or lots proposed for development must conform to the minimum acreage requirements for the zone the land is located in. Lots that do not conform to their zoning district's acreage, or frontage requirements cannot be permitted for an approved business project.
- b) The lot or lots proposed for development must have frontage on a state maintained highway.
- c) *As called out in the town's Master Plan*, the proposed business or businesses must be directly accessed from a state maintained highway.
- d) Per Schedule A, in no case whether for a single business use or multiple business uses *shall lot coverage with impervious surfaces exceed 20% in the RR zone and 40% in the VR zone.*

Operational Criteria:

- a) The proposed use or uses must individually and collectively satisfy all the standards found in section 5.6 II.
- b) The ZBA in granting approval for either single or multiple uses, must find that both the physical and operational features of the proposed use(s) are compatible with the adjacent neighborhood.
- c) The applicant must effectively landscape and otherwise minimize the visual, olfactory, and auditory impact of the project on abutting properties, whether developed or undeveloped. If in the judgement of the ZBA, an applicant is unable to minimize these impacts to a level comparable to permitted uses in the zoning district the lot is located, the Board shall deny the project.
- d) For new construction the building setback for the proposed business project shall always conform to the yard dimensions for the zone the property is located in, however, the minimum distance from an abutting residence to the new construction shall be 100'.
- e) New buildings associated with a business project must be located a minimum of 30' from any town or state maintained roadway. Setbacks along roadways are to be measured from the edge of the road right of way.
- f) Lot line yard dimension areas (setbacks from lot lines) will be landscaped as to provide a visual vegetative buffer to adjacent properties.

It shall be the responsibility of the applicant to demonstrate, through their application submittal, how the proposal meets both the specific and general criteria for an Approved Cottage Business special exception

Joint Zoning Board of Adjustment and Planning Board meetings will be encouraged for Approved Business Project applications.

Yes _____

No _____

Question 2. In order to clarify the criteria for approving an Approved Cottage Business, the following change is proposed to Section 3.4 Approved Cottage Business which **currently reads**

3.4 APPROVED COTTAGE BUSINESS

Shall be a service, retail, or wholesale business which employs no more than seven workers other than the immediate family of the owner. By example, any activity permitted as a home occupation that expands to the point of requiring employees might seek permitting under this section.

In any case an Approved Cottage Business must be located on or adjacent to property containing the business owner's residence. To be approved, when located on the same lot as the business owner's residence, the use must be incidental and accessory to the residential use. To be approved, when located on a separate lot, the proposed use's physical and operational features must be found by the ZBA to be compatible with the adjacent neighborhood.

In determining when to apply for an "Approved Cottage Business" special exception, if the proposed use is more accurately described by another more specific special exception option the more specific option will be utilized.

Replace the above with

3.4 APPROVED COTTAGE BUSINESS

An Approved Cottage Business shall be a service, retail, or wholesale business which is owned and operated by the property owner. Employees are allowed, but are limited to no more than the equivalent of five (5) full time workers other than the owner and his/her immediate family living in the adjacent residence. No more than five workers, other than the owner and his/her immediate family on site at anytime. Each employee or independent contractor shall count toward the total number of workers. Any activity permitted as a home occupation that expands might seek permitting under this section. To approve a Cottage Business the Zoning Board must find the proposed use to be compatible with a residential use, the primary use throughout the town. Operational scale, hours of operation, traffic, light and noise generated from the proposed use will be considered when

determining compatibility. While it is likely that these characteristics will be greater than a typical residential use, to be approved the proposed use must not be so intrusive as to materially change the enjoyment of residential uses. For example, a professional office to be located in a barn like structure with parking in the back might well be approved while a large steel butler building to house a manufacturing facility would likely not be approved in a residential area. In all cases, the Approved Cottage Business must be located on or adjacent to property containing the business owner's primary residence. It shall be the responsibility of the applicant to demonstrate, in their application submittal, how the proposal meets both the specific and general criteria for an Approved Cottage Business special exception:

In determining when to apply for an "Approved Cottage Business" special exception, if the proposed use is more accurately described by another more specific special exception option the more specific option will be utilized.

Yes _____

No _____

Question 3. To show Plainfield's commitment to solar energy systems the following changes are proposed to section 3.18 which reads in part:

3.18 SOLAR ENERGY SYSTEMS

The town, through its policies and zoning ordinance in accordance with RSA 672:1 III & 674:62-66, supports and encourages the development of alternative energy systems. However, like telecommunication towers and wind powered generating systems (WPGS) solar energy systems (SES) have the potential to impact other properties, including view sheds. Therefore, no building permit for a SES shall be issued without the project first having been granted a special exception by the Zoning Board of Adjustment unless the SES meets the following criteria:

- 1) Roof top mounted or wall mounted system, in all zones, that does not extend beyond the exterior perimeter of the building on which the system is mounted and does not rise up more than 5' from the exterior surface of the roof.
- 2) Ground mounted systems in the Rural Residential (RR), Rural Conservation I (RCI) and Rural Conservation II (RCII) zones that do not rise more than 14' from the ground measured from the surface of the existing grade to the top of collector at its highest point and are not more than 7kw in size.

Proposed changes are to amend tracker style array maximum height from 14' to 18' and to change the maximum array size that does not require

Zoning Board review from 7Kw of output to 500 square feet of panels for fixed ground mounted arrays and 300 square feet panels for tracker style arrays.

As amended the new section will read:

3.18 SOLAR ENERGY SYSTEMS

The town, through its policies and zoning ordinance in accordance with RSA 672:1 III & 674:62-66, supports and encourages the development of alternative energy systems. However, like telecommunication towers and wind powered generating systems (WPGS) solar energy systems (SES) have the potential to impact other properties, including view sheds. Therefore, no building permit for a SES shall be issued without the project first having been granted a special exception by the Zoning Board of Adjustment unless the SES meets the following criteria:

1) Roof top mounted or wall mounted system, in all zones, that does not extend beyond the exterior perimeter of the building on which the system is mounted and does not rise up more than 5' from the exterior surface of the roof.

2) Ground mounted systems in the Rural Residential (RR), Rural Conservation I (RCI) and Rural Conservation II (RCII) zones that do not rise more than 14' from the ground measured from the surface of the existing grade to the top of the collector at its highest point and the total area of the array panels is no larger than 500sq ft.

3. Pole mounted tracking arrays in the Rural Residential (RR), Rural Conservation I (RCI) and Rural Conservation II (RCII) zones that do not rise more than 18' from the ground measured from the surface of the existing grade to the top of the collector at its highest point and the total area of the array panels is no larger than 300 sq ft.

Yes_____

No____