



TOWN OF WAKEFIELD, NEW HAMPSHIRE

LAND USE DEPARTMENT

2 HIGH STREET

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Passed March 12th, Wakefield Town Election by a vote of 651 to 252 in Favor

Proposed 2019 Warrant Articles to Amend the Wakefield Zoning Ordinance

NOTE: Text to be deleted appears in ~~strikethrough~~. Text to be added appears in underline italics. Text appearing within brackets ("[]") is explanation only, and not part of the proposed amendment.

AMENDMENT #2 Are you in favor of adoption of Amendment 3 as proposed by the Planning Board for the town's zoning ordinance as follows:

Amend the Zoning Ordinance to make editorial changes throughout the Ordinance by replacing all instances of the term "Comprehensive Shoreland Protection Act" with "Shoreland Water Quality Protection Act" to reflect a similar change in the New Hampshire statutes. No changes are proposed to the requirements of these sections.

[The remainder of Articles 15 and 23C, which are not amended, are not shown.]

ARTICLE 15 – PERFORMANCE STANDARDS FOR AREAS WITHIN THE RESIDENTIAL II SHOREFRONT DISTRICT

- B. Areas in the district within 250 feet of a lake or pond shall comply with the requirements of RSA 483-B, the "~~Comprehensive Shoreland Protection Act~~ Shoreland Water Quality Protection Act" and any amendments thereto.

AND

ARTICLE 23C – FAMILY COMPOUND

- B. **STANDARDS.** It is encouraged, but not required, that each dwelling be located on the parcel in such a way that, if subdivided, each dwelling will be located on a conforming lot, to include required minimum lot size, road frontage, setbacks, etc.
5. Each dwelling must comply with the provisions of the ~~Comprehensive Shoreland~~ Water Quality Protection Act (RSA Chapter 483-B). The key provisions are summarized as follows: If the parcel is a shorefront parcel, only one dwelling unit per 150' of shoreland frontage (the average of the distances of the actual natural shoreline footage and a straight line drawn between property lines) is allowed (RSA 483-B:9, V(d)(2)(A)); and For lots located within 250' of a shoreline that do not have direct frontage, only one dwelling unit per 150' of lot width, as measured parallel to the shoreland frontage, is permitted (RSA 483-B:9, V(d)(2)(B)).

