



MONROE, NEW HAMPSHIRE PLANNING BOARD

2017 WARRANT ARTICLES

Purpose: During 2015 there were questions brought forward to the Planning Board concerning the Zoning Ordinance and lack of clarity in certain sections with regard to intent and definitions. The Planning Board decided to review the Zoning Ordinance to bring it up to date and to reflect statutory updates.

Process: In April 2016, North Country Council was contracted to assist the Planning Board with the updates to the Zoning Ordinance. For the past year the Planning Board has reviewed all sections of the Zoning Ordinance during their monthly public meetings. Public in attendance during these meetings were allowed to be part of the discussion during these meetings. The town's Master Plan was used by the Planning Board to help guide decisions made during the process.

Public Hearing and Vote: A Public Hearing was held by the Planning Board on January 3, 2017. The Planning Board reviewed and discussed all proposed changes with the members of the public in attendance. The planning Board voted unanimously to move the Warrant Articles forward for vote at the March Town Meeting.

Amendment 1

Purpose: Floodplain Ordinance. The purpose of this Warrant Article is to adopt the Floodplain Ordinance in accordance with the process outlined in state statute. During the 2013 Town Meeting, the Floodplain Ordinance was adopted with a voice vote. However, state statute requires that votes concerning Ordinances must be by ballot vote. The Planning Board is bringing this Warrant Article forward as a Ballot vote to correct this error. The Article will read as follows:

Are you in favor of the adoption of Amendment No. 1 as proposed by the Planning Board for the town zoning ordinance as follows:

Add Appendix A Floodplain Ordinance, establishing an ordinance, using the process required under state statute, to qualify the community for enrollment in the National Flood Insurance Program.

Amendment 2

Purpose: Update of Zoning Ordinance. This was what the Planning Board spent the majority of their time on this past year. Definitions were added and statutes updated to add clarification to the ordinance. The Planning Board followed the Master Plan to guide decisions to maintain the rural character of the Monroe. With this in mind, the Planning Board added uses and restructured the District Regulations, making changes such as the allowance of "other uses" consistent with the described nature of the Zone. This is an important addition because the current zoning does not allow for uses which may come up, but are not specifically listed in the ordinance. Uses for each Zone under the proposed Zoning Ordinance are outlined in the chart on the following page. The entire Zoning Ordinance as proposed is available for viewing at the Town Office.

The Article will read as follows:

Are you in favor of the adoption of Amendment No. 2 as proposed by the Planning Board for the town zoning ordinance as follows:

Makes changes for the purposes of consistency, clarification, and compliance with updates to state statutes, to Section 103 Title, Section 104 Effective Date, Section 205 Nonconforming Use, Section 206 Special Exception, Section 301 Setbacks, Section 305 Signs, Section 306 Temporary Structures, Section 312 Aquifer Protection District, Section 401 Duty, Section 402 Building Permit, Section 405 Penalties, Section 406 Board of Adjustment, and Article V Definitions; and removes Section 403 in its entirety. Adds new Section Agriculture requiring consistency with state best management practices. Also amends Section 203 District Regulations to add language regarding the purpose of Zone A, Zone B and Zone C, and modifies the uses permitted and allowed by special exception in each zoning district to improve the consistency between the purpose and allowed uses.

ZONE USES

USE*	ZONE A		ZONE B		ZONE C	
	Proposed	Current	Proposed	Current	Proposed	Current
Minimum Lot Size - 1 Acre	✓	✓				
Minimum Lot Size - 2 Acres			✓	✓		
Minimum Lot Size 3 Acres					✓	✓
Single and two family dwellings	✓	✓	✓	✓	✓	✓
Forestry	✓	✓	✓	✓	✓	✓
Home business	✓	✓	✓	✓	✓	✓
School	✓	✓	✓	✓	✓	
Church	✓	✓	✓	✓	✓	
Community building	✓	✓	✓	✓	✓	✓
Lodges, halls	✓	✓	✓	✓	✓	
Accessory structure and uses	✓	✓	✓		✓	
Senior housing units	✓	✓	✓	✓	✓	✓
Personal service business	✓	✓	✓	✓	✓	
Offices	✓	✓	✓	✓	✓	
Agriculture	✓	✓	✓	✓	✓	✓
Outdoor recreational facility	✓	✓	✓	✓	✓	✓
Telecommunication tower	✓	✓	✓	✓	✓	✓
Retail store	✓	✓	✓	✓		
Restaurant	✓	✓	✓	✓		
Renewable energy facility	✓		✓		✓	
Multi-family housing for workforce housing	✓		✓			
Auto service station			✓	✓	✓	✓
Cemeteries			✓	✓	✓	✓
Borrow pits					✓	✓
Agriculture processing facility					✓	✓
Wood processing					✓	✓
Other uses consistent with the residential nature of the zone	✓		✓			
Other uses consistent with the rural-residential nature of the zone					✓	

*Some use descriptions are abbreviated, for full text see Zoning Ordinance

✓ = Permitted Use

✓ = Permitted Use with Special Exception

Amendment 3

Purpose: Update of District Boundaries. The current description of the Zone boundaries uses the names of property owners from over 20 years ago, this becomes difficult for people to follow as land ownership has changed over the years. The Planning Board proposes to change the boundary descriptions to follow lot lines, water features and roads; this will allow for easier tracking over the years, regardless of changes in ownership. The Planning Board made some adjustments to the Zone Boundaries, with the biggest change being the expansion of Zone A (the village) south approximately 1/2 mile along Rt. 135. Individuals who own property which will be affected by any boundary changes were notified by mail prior to the January 3rd Public Hearing. A description of the proposed changes and a detailed map can be viewed at the Town Offices.

The Article will read as follows:

Are you in favor of the adoption of Amendment No. 3 as proposed by the Planning Board for the town zoning ordinance as follows:

Amends Section 201 District Boundaries to make all of the zoning district boundaries follow roads, parcel lines, waterways or town lines, for ease and consistency of interpretation, and also expands Zone A to the south. Also eliminates Section 202.

Amendment 4

Purpose: Site Plan Review. The current ordinance requires a majority vote of the Planning Board for any building constructed for business purposes. However, there is no ability given for the Planning Board to adopt a requirements for the review process. This article will allow the Planning Board to adopt Site Plan Review for multi-family dwellings and non-residential uses in accordance with state statutes.

The Article will read as follows:

Are you in favor of the adoption of Amendment No. 4 as proposed by the Planning Board for the town zoning ordinance as follows:

Amends Section 402.1 Paragraph 2 to clarify that the intention of that section is to enable Site Plan Review in accordance with state statutes.