

**PLANNING BOARD BALLOT 2017
AMENDMENTS TO THE HOLLIS ZONING ORDINANCE**

1. ARE YOU IN FAVOR OF ADOPTION OF AMENDMENT 1 AS PROPOSED BY THE PLANNING BOARD FOR THE TOWN OF HOLLIS ZONING ORDINANCE AS FOLLOWS:

By amending Section XXIV; Solar Energy Systems, Paragraph C. Definitions, Solar Energy System as follows: In no case shall any System exceed ~~43,560~~ 21,780 square feet in area.

Explanation:

- The amendment will limit the size of ground mounted solar systems.
- The purpose of the amendment is to limit the size of large scale ground mounted solar farms to ½ acre in size.
- The amendment targets large scale ground mounted solar farms which can have an adverse impact to the community’s rural character which is deeply treasured by Hollis residents
- The proposed zoning amendment is in full compliance with the intent of the RSA 674:17 & 674:1 as the existing ordinance encourages the responsible installation of solar systems while protecting access to energy sources.
- The intent of the amendment is to reduce the size of solar farms to maximum area of ½ acre, which still provides a reasonable area for ground mounted solar panels.
- Smaller size ground mounted solar applications can be screened easier and have less impact on the town’s rural character.
- Roof mounted solar systems are still allowed with no limitation – this amendment does not affect roof mounted systems.
- Hollis still promotes a green message while protecting its community.

YES NO

2. ARE YOU IN FAVOR OF ADOPTION OF AMENDMENT (2) AS PROPOSED BY THE PLANNING BOARD FOR THE TOWN OF HOLLIS ZONING ORDINANCE AS FOLLOWS:

By amending Section IX General Provisions, paragraph K Accessory Dwelling Units, 2. Definition, Accessory Dwelling Unit (ADU) by deleting the existing definition and replacing it with the following: As defined by RSA 674:71 as amended, *“means a residential living unit that is within or attached to a single family dwelling, and that provides independent living facilities for one or more persons, including provisions for sleeping, eating, cooking, and sanitation on the same parcel of land as the principle dwelling unit it accompanies.”*

In addition, amend Section 3 Requirements/Limitations by adding the following: *The use of an ADU shall not be deemed to include such transient occupancies as hotels, motels, rooming or boarding houses. This limitation includes short-term rentals (less than four weeks at a time) of dwelling units. Short-term rentals are only authorized as specifically provided for Bed and Breakfast (Inn) establishments.*

Explanation: This amendment is being proposed to meet state law changes and to address new trends in home renting.

YES NO

3. ARE YOU IN FAVOR OF ADOPTION OF AMENDMENT (3) AS PROPOSED BY THE PLANNING BOARD FOR THE TOWN OF HOLLIS ZONING ORDINANCE AS FOLLOWS:

By amending Section VIII Definitions, Structure and/or Building, by adding the following to the existing paragraph: *Structures and/or Building(s) 120 square feet or less shall not require a building permit, but shall be required to meet all setback requirements.*

Explanation: This amendment will remove the need for permits for small buildings.

YES NO

4. ARE YOU IN FAVOR OF ADOPTION OF AMENDMENT (4) AS PROPOSED BY THE PLANNING BOARD FOR THE TOWN OF HOLLIS ZONING ORDINANCE AS FOLLOWS:

By amending SECTION XIV: SIGN ORDINANCE as follows: Amend paragraph C. Administration, D. General Requirements, E. Application for Permit, F. Permits, H. Prohibited Signs and I. Event-Specific Signs by deleting reference to the Administrative Board and replacing it with the Building Inspector/Code Enforcement Officer. In addition, clarify the roles of the Board of Selectmen and the Zoning Board of Adjustment as it relates to the sign code.

Explanation: This amendment will remove the reference to the Administrative Board that is no longer uses and replace terms with Building Department and Building Inspector/Code Enforcement Officer.

YES NO

5. ARE YOU IN FAVOR OF ADOPTION OF AMENDMENT (5) AS PROPOSED BY THE PLANNING BOARD FOR THE TOWN OF HOLLIS ZONING ORDINANCE AS FOLLOWS:

By deleting, in its entirety, Section XIII Residential Construction Timing and Phasing Ordinance, along with the Definitions outlined in Section VIII; Building Right, Building Year and Transferred Rights.

Explanation: This amendment is being proposed because this ordinance is outdated and no longer enforceable.

YES NO

6. ARE YOU IN FAVOR OF ADOPTION OF AMENDMENT (6) AS PROPOSED BY THE PLANNING BOARD FOR THE TOWN OF HOLLIS ZONING ORDINANCE AS FOLLOWS:

Amend Section XXI Housing for Older Persons as follows:

1. **GENERAL STANDARDS:** All housing for older persons shall conform to the following standards:
 - a. Dwelling unit density shall not be greater than two (2) ~~one (1)~~ two-bedroom dwelling units or two (2) one-bedroom dwelling units/net tract acre when the type of housing that is being proposed is that which complies with NH RSA 354-A:15, II Housing for Older Persons. ~~which provides an exception to the rule against restricted housing for housing that is "... (II) Intended for, and solely occupied by, persons 62 years of age or older."~~
 - e. The minimum lot area shall be 20 ~~30~~ acres and the lot shall have at least 50 feet of frontage on those roadways listed in Section XXI, A,1,L.
2. **MAXIMUM PERMITTED DWELLING UNITS:** The maximum number of housing for older persons dwelling units approved in a calendar year, when added to all previously approved units of housing for older persons, shall not exceed twenty-five ~~ten percent (10%)~~ **(25%)** of the total dwelling units existing in the Town for the previous year.

Explanation: The ordinance should reflect the changing demographics, match the Intent on which the Ordinance was originally proposed and encourage the construction of Housing for Older Persons.

YES NO

7. ARE YOU IN FAVOR OF ADOPTION OF AMENDMENT (7) AS PROPOSED BY THE PLANNING BOARD FOR THE TOWN OF HOLLIS ZONING ORDINANCE AS FOLLOWS:

Amend Section XI Overlay Zoning Districts as follows:

6. PROHIBITED USES IN THE AQUIFER PROTECTION OVERLAY ZONE: The following uses shall not be permitted in the Aquifer Protection Overlay Zone: b. ~~Subsurface storage of petroleum or other refined petroleum products.~~

7. NONCONFORMING USES IN THE AQUIFER PROTECTION OVERLAY ZONE:

~~b. Notwithstanding subparagraph 7.a above, no underground storage tank for petroleum or other refined petroleum products may be repaired or replaced. All failed underground storage tanks must be removed according to standards established in state statutes and regulations.~~

Explanation: Remove sections because current technology and state standards are sufficient to protect the Aquifer Protection Overlay Zone. In addition, public health and safety will be improved.

YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
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8. ARE YOU IN FAVOR OF ADOPTION OF AMENDMENT (8) AS PROPOSED BY THE PLANNING BOARD FOR THE TOWN OF HOLLIS ZONING ORDINANCE AS FOLLOWS:

Amend Section X: Zoning Districts by adding the following Intent Sections as follows:

C. INDUSTRIAL ZONE (I)

INTENT: The Industrial Zone is intended to provide for the location of industry and light manufacturing and the Special Exceptions uses noted in paragraph 4.

D. MOBILE HOME-1 ZONE (MH-1)

INTENT: The Mobile Home-1 Zone is intended to provide an area in Town in which individual lots for mobile homes as well as mobile-home parks are allowed.

H. RURAL LANDS ZONE (RL)

INTENT: The two-fold intent of the Rural Lands Zone is to encourage farming in Town and to permit limited development in areas where physical site conditions are problematic or access to Town services is restricted.

Explanation: All other Zoning Districts having “Intent” sections which outline the general land use goals for those areas. These three Districts lack Intent sections and both the ZBA and Planning Board believe it is important each zoning district have this outline.

YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
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