

Public Hearing Notice
Planning Board, Town of Strafford, NH

Notice is hereby given in accordance with NH RSA 675:3 and 675:7 that the Planning Board will hold a second Public Hearing on Thursday, February 1, 2024 at 6:30 PM at the Strafford Town Offices, 12 Mountain View Drive, Strafford, in order to present and discuss the following proposed amendments to the Strafford Zoning and Land Use Ordinances to be presented to the voters on March 12, 2024.

Strafford Zoning and Land Use Ordinances

A) PROPOSED NEW SECTION 1.20 Recreation Vehicles

1. No Recreation Vehicle, as defined in RSA 259:84-a, or Recreational Vehicle, as defined in Chapter 4.4.8 of the Strafford Zoning Ordinance, is permitted as a principal or accessory dwelling.
2. All Recreation Vehicles must remain mobile and be legally registered.
3. Property owners may have one occupied Recreation Vehicle on their primary residential lot and one additional occupied Recreation Vehicle on a second lot of record. The vehicle(s) must be placed such that they meet current setback requirements.
4. Recreation Vehicles may be used for travel, camping, recreational or business purposes from June 1 through October 31 provided it has received a permit from the Building Inspector if in use longer than 7 consecutive days. Use of an external generator is prohibited if a permit is required.
5. Septage disposal must be accomplished in one of the following manners:
 - a. Attachment to a legally registered septic system in accordance with the requirements of the NH Department of Environmental Services, Subsurface Systems Bureau. The septic system must be able to accommodate the additional septage of a Recreation Vehicle, the equivalent of an additional two bedroom dwelling. Proof of the septic system rating and maintenance must be made available to the Strafford Code Enforcement Officer or health Inspector upon request.
 - b. In a self-contained tank within the vehicle that is routinely emptied by a licensed septic system removal company and disposed of at a licensed septage disposal facility. Proof of proper septage disposal must be made available to the Strafford Code Enforcement Officer and or Health Inspector upon request.
 - c. Temporary, maintained, toilet facilities are on site at all times that the Recreational Vehicle is in use.
6. Property owners may store up to two unoccupied Recreation Vehicles on lots of record as long as all setback requirements are met. If the lot has one occupied Recreation Vehicle, only one additional Recreation Vehicle may be stored on the same lot.

B) Proposed amendment to Article 1.14.5 [Definitions] Frontage:

Current Zoning Definition

Frontage means the length of the lot bordering on the public right-of-way and/or private right-of-way. Developments on private roads are subject to the same zoning regulations as those on public roads and private roads shall conform to the requirements of the Strafford Subdivision Regulations, Article 2.6.5. Frontage must be on a road in Strafford or directly accessed through Strafford.

Proposed Amendment

- A. Frontage shall mean the contiguous length of the lot bordering on and granting access from a single Class V or equivalent road, as defined in NH RSA 229:5, or a road in a subdivision approved by the Planning Board.
- B. For lots that are situated entirely within Strafford or partly within an adjacent municipality, frontage must be determined by the portion of the road that is within Strafford. If, however, frontage for the lot lies fully within the adjacent municipality, which frontage satisfies the frontage requirements of that municipality, then the minimum frontage requirement of Strafford Article 1.4.1 is not required. However, for new lots, access to the portion of the new lot that lies within Strafford must be made from a State-maintained Road or Strafford town-maintained road or road within in a subdivision approved by the Strafford Planning Board. RSA 674:53.

C) Proposed amendments to Articles 1.14.12, 1.14.13, and 1.14.14 [Definitions] to provide definitions to clarify the meaning of 'building' and 'structure', stating that all buildings are structures, and that other permanent constructions such as pools, generators, and parking lots are also structures:

1.14.12 ACCESSORY BUILDING

Current Zoning Definition

1.14.12 Accessory Building.

A building subordinate to the main building and customarily incidental to the main purpose of such building.

Proposed Amendment

1.14.12 Accessory Building, Structure, or Use.

A building, structure, or use incidental and subordinate to the principal building and its use and occupying the same lot.

1.14.13 STRUCTURE

Current Zoning Definition

A combination of materials to form a construction that is safe and stable, including among others but not limited to dwellings and shall include any part thereof.

Proposed Amendment

Anything constructed or erected, the use of which demands its permanent location on the land, or anything attached to something permanently located on the land, including but not limited to buildings, mobile homes, radio towers, sheds not meeting requirements in Article 1.3.6, storage bins, generators affixed to the ground, storage tanks, swimming pools, ground-mounted alternative energy, and athletic courts. Temporary structures do not require a building permit but must meet the remaining provisions of this Ordinance, including minimum setback distances.

The following are governed by other regulations and/or by state statutes and are not herein defined as structures:

1. Subsurface waste disposal systems;
2. Water wells;
3. Fences and stone walls;
4. Driveways; and
5. Underground fuel storage tanks (but see NFPA requirements).

1.14.14 BUILDING

Current Zoning Definition

A structure, including all integral parts thereof, intended for use and occupation as a habitation, or for some purpose of assembly, business manufacture, institutional, storage, ornamentation, or shelter to persons, animals or chattels.

Proposed Amendment

A structure, including all integral parts thereof, intended for housing or for some purpose of assembly, business manufacture, institutional use, storage, ornamentation, or shelter to persons, animals, or chattels.