

DRAFT Ballot Questions: Barnstead Planning Board.

Proposed Ballot Questions to update the Zoning Ordinance for March 2024 Town Election.

Question #1

Are you in favor of the adoption of question #1, amending the Zoning Ordinance, Town of Barnstead, NH as proposed by the Barnstead Planning Board and Zoning Board of Adjustments, as follows:

To add definitions for the following terms to Article 2 Definitions to match the current table of uses of the Zoning Ordinance and the current definitions in the Subdivision Regulations:

Mining of Land, Auto Repair and Service, Bed and Breakfast, Campgrounds, Church/Community Buildings, Day Care, Dwelling: Single Family, Dwelling: Two Family, Dwelling: Two Unit, Farm, Forest/Woodlot, Home Occupation, Inn, Manufacturing, Manufactured Housing Park, Office Building, Recreation Facility (Indoor), Recreation Facility (Outdoor), Retail Business, School, Private, Septage Facility, Service Business, Warehouse/Storage

Question #2

Are you in favor of the adoption of question #2, amending the Zoning Ordinance, Town of Barnstead, NH as proposed by the Barnstead Planning Board and Zoning Board of Adjustments, as follows:

To revise Article 12, Section 12-16 of the Zoning Ordinance – Growth Management Regulation, to change the Sunset date from April 1, 2024 to April 1, 2029

Question #3

Are you in favor of the adoption of question #3, amending the Zoning Ordinance, Town of Barnstead, NH as proposed by the Barnstead Planning Board and Zoning Board of Adjustments, as follows:

To revise Article 12 of the Zoning Ordinance - Growth Management Regulation: Section 12-2– Findings, and Section 12-5 – Definitions, to update the census and statistical data.

Question #4

Are you in favor of the adoption of question #4, amending the Zoning Ordinance, Town of Barnstead, NH as proposed by the Barnstead Planning Board and Zoning Board of Adjustments, as follows:

To revise the Zoning Ordinance, Table 1, Table of Uses, to change the term “Aggregate Extraction” to “Mining of Land” and to change the term “Home Occupation” to “Home Business,” and to change the name of the term “Aggregate Extraction” in Article 2 to the term “Mining of Land.

Question #5

Are you in favor of the adoption of question #5, amending the Zoning Ordinance, Town of Barnstead, NH as proposed by the Barnstead Planning Board and Zoning Board of Adjustments, as follows:

To add **Section 4-6, Short Term Rentals**; a rental property that is utilized in the business or practice of offering short term stay rentals; either directly, or through a property rental service. Short term stay rentals are generally offered or rented on a daily, weekend or weekly basis. Property owners or agents shall obtain a Conditional Use Permit from the Planning Board via a Conditional Use Permit Application form.

Question #6

Are you in favor of the adoption of question #6, amending the Zoning Ordinance, Town of Barnstead, NH as proposed by the Barnstead Planning Board and Zoning Board of Adjustments, as follows:

To add to Article 2 the following Definition:

Condominiums and/or Condexs are a group of no more than 2 dwellings units, wherein dwelling-units are individually owned, but wherein open space and group facilities are held in common ownership. Condominiums and Condexs shall be considered a subdivision of land as outlined in RSA 356-B and reviewed accordingly.

Question #7

Are you in favor of the adoption of question #7, amending the Zoning Ordinance, Town of Barnstead, NH as proposed by the Barnstead Planning Board and Zoning Board of Adjustments, as follows:

To add a **Section 4-7: Condominiums or Condex**

Condominium ownership of property, when permitted by this ordinance, shall conform to the following procedures and standards:

A. Conversions:

Condominium conversions of existing structures and uses as regulated under RSA 356-B: 5, as amended, is permitted in Agricultural/Residential or Village District or Zone for only conforming lots and requires subdivision approval by the Planning Board.

- i. The site and subdivision plans shall contain all the required information as described in RSA 356-B: 20, as amended, "Contents of the Site Plans and Floor Plans", of the RSA 356-B, as amended, of the Condominium Act
- ii. There will be no increase in the number of units
- iii. There will be no increase in the number of bedrooms per unit
- iv. The use meets current standards for septic and water
- v. The final plan for conversion meets all current Life Safety requirements
- vi. The towns attorney shall review all documents of the Condominium submission and provided the Planning Board with an opinion, at the applicant's expense.

B. New Construction for Condominiums:

The construction of new multi-family dwellings to be conveyed as condominiums shall require Planning Board approval. The Barnstead Planning Board's power to approve specifically includes the power to minimize impact on the town services by requiring phasing in appropriate circumstances (RSA 674:36, as amended)

- i. The subdivision
- ii. The site plan
- iii. The form of ownership, including condominium instruments
- iv. The site and subdivision plans shall contain all the required information as described in RSA 356-B:20, as amended, Contents of the Site Plans and Floor Plans, of the RSA 356-B, as amended, of the Condominium Act
- v. The towns attorney shall review all documents of the Condominium submission and provided the Planning Board with an opinion, at the applicant's expense.

Before the condominium instruments may be recorded, the proposed condominium must conform to all current ordinances, subdivision regulations, codes or covenants of the Town of Barnstead or the State of New Hampshire. In the case of conflict, the more restrictive shall apply. No local permits shall be issued until final approval has been granted by the Planning Board.

12/13/2023

Question #8

Are you in favor of the adoption of question #8, amending the Zoning Ordinance, Town of Barnstead, NH as proposed by the Barnstead Planning Board and Zoning Board of Adjustments, as follows:

To amend Two Family and Two Unit Dwellings in Table 1 in the Table of Uses as "E", Special Exception in Commercial or Suburban Districts.

Question #9

Are you in favor of the adoption of question #9, amending the Zoning Ordinance, Town of Barnstead, NH as proposed by the Barnstead Planning Board and Zoning Board of Adjustments, as follows:

To amend Section 8-1: Business, to read as follows: Any business located in Barnstead shall be permitted upon approval by the Planning Board, Selectboard and Health Officer, by process of Site Plan Review; and provided that the business or industry or structure would not be seriously detrimental or offensive to the owners of adjoining property, or to the Town, or would tend to radically reduce property values of other property.