

**Warrant Article:**

**Amendment 1:** Add RSA clause to Article 1 to allow the Planning Board to make changes as required by RSA after holding two public hearings at regularly scheduled Planning Board meetings.

Currently all changes and corrections to the Ordinance, including those dictated by changes in the RSAs, must go through two public hearings at the Planning Board, be placed on the warrant, and then be voted on at Town Meeting. This is a time consuming and costly process. This language would allow the Planning Board to make changes that are required by changes to the State RSA after holding two public hearings.

The Planning Board may, by majority vote, after holding public hearings at two regularly-scheduled Planning Board meetings, make corrections throughout this Ordinance as required by changes to the RSA.

**Warrant Article:**

**Amendment 2:** Incorporate statutory definition of alternative treatment center into Article 15 and add alternative treatment centers as uses permitted by special exception in the Commercial and by conditional use permit in Industrial District.

Currently the Ordinance does not contain a definition, and does not identify “alternative treatment center” in the Table of Permitted Uses. This would add a definition, as defined by the State of NH, and add the use to the Table of Permitted Uses. An Alternative Treatment Center would be allowed by Special Exception from the Zoning Board in the Commercial Zone and by Conditional Use Permit in the Industrial Zone. It would not be an allowed use in the Residential Multifamily, Residential Single Family, Rural and Village Zones.

**Alternative Treatment Center** - As defined in RSA 126-X:1, I.

"Alternative treatment center" means a not-for-profit entity registered under RSA 126-X:7 that acquires, possesses, cultivates, manufactures, delivers, transfers, transports, sells, supplies, and dispenses cannabis, and related supplies and educational materials, to qualifying patients, designated caregivers, other alternative treatment centers, and visiting qualifying patients.

	Commercial	Industrial	Residential Multi-Family	Residential Single Family	Rural	Village
<b>Commercial Uses</b>						
Alternative Treatment Centers	SE	CU	N	N	N	N

**Warrant Article:**

**Amendment 3:** Incorporate statutory definition of cultivation locations into Article 15 and add cultivation locations as uses permitted by conditional use in the Commercial and Industrial Districts.

Currently the Ordinance does not contain a definition, and does not identify “cultivation location” in the Table of Permitted Uses. This would add a definition, as defined by the State of NH, and add the use to the Table of Permitted Uses. A Cultivation Location, under the control of an Alternative Treatment Center, would be allowed by Conditional Use Permit in the Commercial and Industrial Zones. It would not be an allowed use in the Residential Multifamily, Residential Single Family, Rural and Village Zones.

**Cultivation Location** - As defined in RSA 126-X:1, IV.

"Cultivation location" means a locked and enclosed site, under the control of an alternative treatment center where cannabis is cultivated, secured with one or more locks or other security devices in accordance with the provisions of this chapter.

**Make Alternative Treatment Centers/Cultivation Locations a permitted use by CUP in Commercial & Industrial Zones**

	Commercial	Industrial	Residential Multi-Family	Residential Single Family	Rural	Village
<b>Commercial Uses</b>						
Cultivation Locations	CU	CU	N	N	N	N

**Warrant Article:**

**Amendment 4:** Amend number of allowed storage vehicles, trailers or shipping containers in the Commercial and Industrial Zones; Change Storage Vehicles and Trailers Use from Conditional Use to Permitted Use in Article 5 Table 1, Table of Permitted Uses in the Residential Multi Family; Residential Single Family and Rural Zone.

In 2023 the Zoning Ordinance was amended to allow storage containers (e.g. “Conex boxes”) in certain zones. This is an amendment to increase the number of permitted units in the Commercial and Industrial Zones; to clarify the number allowed in certain residential zones; and to change the use to permitted with a building permit in the Residential Multi-family and Residential Single-Family zones where previously a Conditional Use Permit from the Planning Board was required.

**Storage Facilities** - Vehicles, trailers, shipping containers, or other enclosures being primarily used for onsite storage shall be regulated by this Ordinance as to use and shall be considered a structure.

**Make Storage Vehicles, Trailers, and Containers a permitted use in the Rural Zone, Residential Single and Residential Multifamily Zones**

	Commercial	Industrial	Residential Multi-Family	Residential Single Family	Rural	Village
Storage Vehicles and Containers	P	P	CU-P	CU P	CU P	N

**Add Footnote:** Storage vehicles, trailers, and/or shipping containers shall be limited to a total of **two (2) with a maximum of 640sf** per lot in the Residential Multi Family, Residential Single Family, and Rural Zones. Storage vehicles, trailers, and/or shipping containers shall be limited to a total of ~~640sf per lot~~ **four (4) with a maximum of 1,280sf per lot for lots less than five acres; and six (6) with a maximum of 1,920sf for lots five acres or greater** in the Commercial and Industrial Zones. **Storage containers shall not exceed 10 feet in height in any zone.**

**Warrant Article:**  
**Amendment 5**

**Article 5 Table 1 & Article 15 Definitions:**

- **Agritourism**-add to permitted uses table and add definition (allowed in all zones per RSA)

Currently the Ordinance does not contain a definition, and does not identify “agritourism” in the Table of Permitted Uses the. This would add a definition, as defined by the State of NH, and add the use to the Table of Permitted Uses. Agritourism would be permitted in all zones as required by State RSA. This does not exempt agritourism business from Site Plan requirements.

**AGRITOURISM**, is defined as attracting visitors to a farm to attend events or activities that are accessory uses to the primary farm operation, including, but not limited to, being provided a meal, making overnight stays, enjoyment of the farm environment, education which shall be instruction or learning about the farm's operations, or active involvement in the activities of the farm.

	<b>Commercial</b>	<b>Industrial</b>	<b>Residential Multi-Family</b>	<b>Residential Single Family</b>	<b>Rural</b>	<b>Village</b>
<b>Agritourism</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>

**Warrant Article:**  
**Amendment 6**

**Article 5 Table 1 & Article 15 Definitions:**

- **Change Retail Stores to Retail Sales and add definition to Article 15**

Currently the Ordinance does not contain a definition of “retail sales” and is identified in the Table of Permitted Uses as “Retail Stores”. This would add a definition and allow the use where there may not be a brick-and-mortar store. E.g., a landscape business that sells mulch to the public.

**RETAIL SALES:** The sale of goods, services or merchandise to the general public and which may include rendering services incidental to the sale of such goods, principal services or merchandise

	<b>Commercial</b>	<b>Industrial</b>	<b>Residential Multi-Family</b>	<b>Residential Single Family</b>	<b>Rural</b>	<b>Village</b>
<b>Retail Stores-Sales</b>	<b>P</b>	<b>P</b>	<b>N</b>	<b>N</b>	<b>N</b>	<b>P</b>

**Warrant Article:**  
**Amendment 7**

**Article 5 Table 1:**

- Allow contractor’s yard in the commercial zone (change from allowed by Special Exception).

Currently a Contractors Yard is allowed by a Special Exception from the Zoning Board of Adjustment in the Commercial Zone. This change would make the use a Permitted use in the Commercial Zone. A Site Plan from the Planning Board would still be required, this would eliminate having to apply to the Zoning Board of Adjustment before being able to submit a Site Plan.

	<b>Commercial</b>	<b>Industrial</b>	<b>Residential Multi-Family</b>	<b>Residential Single Family</b>	<b>Rural</b>	<b>Village</b>
<b>Contractor’s Yard</b>	<b>E P</b>	<b>P</b>	<b>N</b>	<b>N</b>	<b>E</b>	<b>N</b>