

2024 Proposed Zoning Voters Guide

ARTICLE 2

Are you in favor of the adoption of Amendment No. 1 as proposed by the Chichester Planning Board for the Town of Chichester Zoning Ordinance as follows:

To add Section 3.22 for a Solar Ordinance.

To revise Section 2.04 to permit commercial solar farms within the Rural Agricultural district.

To specify that Commercial Solar is permitted in the Commercial-Industrial Multi-Family district on Route 28 by right as a principal use, while it is only permitted on Route 4 as an accessory use.

Explanation: With solar becoming a popular option for a renewable onsite energy source, the Board developed guidelines to put in place for the development of solar within the town for residential and commercial use. The Board proposes commercial solar on Rt. 28 due to the lack of curb cuts that can be issued by D.O.T. which limits the opportunity of development of traditional type businesses. The Board proposes prohibiting commercial solar on Rt. 4 to focus commercial business development along that corridor, however solar may be used as an accessory use for businesses. The Board chose to propose commercial solar in the Rural Agricultural Zoning District due to the size of parcels that exist in that district and to give landowner revenue options to help keep large parcels intact. The Board also proposed guidelines to help protect abutters from the view of solar arrays using tree line buffers and screening to block site lines.

ARTICLE 3

Are you in favor of the adoption of Amendment No. 2 as proposed by the Chichester Planning Board for the Town of Chichester Zoning Ordinance as follows:

To revise Section 2.04 (d)(iii)(4) to clarify that frontage on State Routes 4, 202 and 9 or State Route 28 or to an intersecting State or Town maintained road is required in the Commercial-Industrial Multi-Family district for all commercial uses.

Explanation: To simply clarify the frontage needed to develop in the Commercial Zoning District.

ARTICLE 4

Are you in favor of the adoption of Amendment No. 3 as proposed by the Chichester Planning Board for the Town of Chichester Zoning Ordinance as follows:

To revise Section 2.04 (d)(iii)(14) to prohibit new single family or duplex homes, and to clarify the grandfathering elements for single family and duplex homes in the Commercial-Industrial Multi-Family district.

Explanation: The Board proposes to prohibit the construction of any new single family or duplex homes on Rt. 4, to allow for commercial business development. All existing single family or duplex homes will be grandfathered until the property owner changes the use from residential to commercial.

ARTICLE 5

Are you in favor of the adoption of Amendment No. 4 as proposed by the Chichester Planning Board for the Town of Chichester Zoning Ordinance as follows:

To revise Section 2.04 (d)(iii)(14) to specify that multi-family lots will require 2 contiguous buildable acres for the first 3 units in the Commercial-Industrial Multi-Family district.

Explanation: To clarify the number of buildable acres per lot for multifamily use for the first 3 dwelling units.

ARTICLE 6

Are you in favor of the adoption of Amendment No. 5 as proposed by the Chichester Planning Board for the Town of Chichester Zoning Ordinance as follows:

To revise Section 3.03 (e)(ii)(3) to specify that a property owner or lessee in the Residential, Rural Agricultural and Town Center Zones (excludes Commercial-Industrial Multi-Family district) may accommodate one recreational vehicle of a nonpaying guest for a period not in excess of 120 days in any one year.

Explanation: To clarify what zones residents may accommodate recreational vehicles in.

ARTICLE 7

Are you in favor of the adoption of Amendment No. 6 as proposed by the Chichester Planning Board for the Town of Chichester Zoning Ordinance as follows:

To revise Section 3.03(e)(ii)(4) to specify that no more than 1 recreational vehicle may be used for not more than 120 days in a calendar year; that if it is to be used more than 10 days a building permit is required; and, that water and sewerage must be provided; and it shall not be rented for commercial gain.

Explanation: To clarify that no more than 1 recreational vehicle may be utilized by a guest. The recreational vehicle cannot be rented and can only be occupied for not more than 120 days in a calendar year. A permit must be pulled with the Building Inspector for stays longer than 10 days to ensure proper water and sewage disposal.

ARTICLE 8

Are you in favor of the adoption of Amendment No. 7 as proposed by the Chichester Planning Board for the Town of Chichester Zoning Ordinance as follows:

To amend Section 3.17 as necessary to comply with requirements of the National Flood Insurance Program.

Explanation: The Federal Emergency Management Agency (FEMA) has updated the Flood Insurance Study (FIS) and accompanying Flood Insurance Rate Maps (FIRM) for Hillsborough County as part of the Merrimack River Watershed Risk MAP Project. Whenever new maps are produced by FEMA, the agency requires that communities who are members of the National Flood Insurance Program (NFIP) have ordinances that are fully compliant with the NFIP regulations. These updates in the zoning will allow for residents to maintain their flood insurance through their insurance companies. If these updates are not made, residents may lose their current coverage and new residents may not be able to obtain flood insurance.

If you have any additional questions regarding the proposed zoning amendments, please feel free to reach out to the Selectmen's Office at 603-798-5350 Ext. 201