

# Public Hearing Notice

## Mountain Lakes District, New Hampshire

**The Mountain Lakes District Planning Board will hold a public hearing on January 17, 2019 at 6:00 PM at the District Office, 75 White Mountain Road, Woodsville, NH 03785, to receive public comments on the following zoning amendments under consideration by the Planning Board for proposed adoption at the 2019 Annual Meeting:**

Amendment No. 1 would replace the existing Mountain Lakes District Zoning Ordinance with a revised Zoning Ordinance incorporating modifications to the organization and numbering for clarity, updates required by state law, and several revisions, including but not limited to: remove references to and certain elements of private property covenants throughout the Ordinance, revise accessory dwelling unit provisions (Article 3), add specific criteria for Special Exceptions (Article 3), address maintenance of private roads (Article 4), add provisions for temporary signs (Article 4), expand opportunities for home occupations (Articles 3 & 6), incorporate minimum lot size as required by town and state (Article 3) while including provisions for building on preexisting lots (Article 5), revise definitions (Article 8), clarify throughout the Ordinance that Zoning Officer and Planning Board are acting as designees of the Commissioners when administering the Zoning Ordinance, and add provisions for Equitable Waivers of Dimensional Requirements (Article 9).

Amendment No. 2 would replace “Commercial Use” in Section 303, Special Exception Use with two new more specific categories of commercial uses, “Recreation Business” and “Property Management or Property Maintenance Business.” Adds intent to Article 7 Commercial Use and new definitions to Section 802 accordingly.

Amendment No. 3 would add a 50-foot setback from lakes and perennial streams to Section 303, Area and Dimensions to protect water quality.

Amendment No. 4 would add a new section “Outdoor Lighting” to Article 4 General Provisions.

Amendment No. 5 would add a new Shoreland Protection Overlay District to protect Mountain Lakes water quality and ecosystems.

Amendment No. 6 would add a new Steep Slope Overlay District to protect Mountain Lakes water quality and preserve the natural topography.

Amendment No. 7 would add a new Wetlands Conservation Overlay District to protect Mountain Lakes wetlands and their buffers.

Amendment No. 8 would change the front setbacks in Section 303 in both numbered and named sections. The front setback for the numbered sections is currently 20 ft. and for the named sections it is currently 50 ft. Setbacks are currently measured from the front lot line if known. This amendment would make the front setback 65 ft. for all lots, measured from the centerline of the road as constructed. Would also include a new road frontage requirement – 80 feet, 50 feet if on cul-de-sac.

The full text of the proposed zoning ordinance changes can be found at the MLD Office or on the MLD website: [www.mountainlakesnh.com](http://www.mountainlakesnh.com). All written comments should be sent to the MLD Office at the address shown above.