



TOWN OF WINCHESTER

INCORPORATED JULY 2ND 1753

1 Richmond Road • Winchester, New Hampshire 03470

Voice: (603) 239-4951 • Fax: (603) 239-4710 • TDD Access: Relay NH 1-800-735-2964
selectmen@winchester.nh.gov • www.winchester-nh.gov



NOTICE

Minor Subdivision

Application Acceptance &

Date of Public Hearing

1-8-24

6:00 PM

Notice is hereby given in accordance with RSA 676:4 and RSA 675:7 that the Winchester Planning Board will be meeting on 1-8-24 at 6:00 PM at the Town Hall, 1 Richmond Road for the following:

The board will review an application for a Minor Subdivision submitted by Lawrence Septic Design for Jason & Jane Cardinale, for property located at 320 Scotland road, map 3 lot 11, currently 107.6 Acres, to be split into two lots of 5.04 and 102.6 Acres. If the application is accepted as complete, the board will move into a hearing on the matter. Should a decision not be reached at the hearing, this application will stay on the agenda until it is either approved or disapproved without further notice. This application is on file in the Land Use Office for review during regular business hours and on the town website winchester-nh.gov.

Respectfully,
Evan O'Connor
Land Use Administrator

Town of Winchester
Planning Board
Notice of Public Hearing
1-8-24

7:00 PM

Notice is hereby given in accordance with RSA 675:6 and RSA 675:7 that the Winchester Planning Board will be meeting on 1-8-24 at 6:00 PM at the Town Hall, 1 Richmond Road for the following proposed zoning amendments:

To amend Article XXI: Definitions- Add 'NN'; Presite Built Housing is any dwelling structure which is substantially or entirely fabricated or assembled in off-site manufacturing facilities, transported via trailer or etc. without a permanent chassis or attached wheels, adhering to local, state, and federal building codes. Presite built housing shall not include manufactured housing, as defined in RSA 674:31.

To amend Article XXI: Definitions – BB – Revise to: Lodging means a place whose primary business is the rental of rooms or suites to the public for overnight accommodations of a period 30 consecutive days or fewer. Included in this definition are such hospitality establishments as hotels, motels, inns, bed and breakfasts, tourist homes, cabins, and guesthouses. Additional services may include meals, functions and indoor/outdoor recreation.

To amend Article XXI: Definitions – GG – Revise to: A Duplex, or Two-family Housing, is two dwelling units under one roof, or sharing of a common wall, with separate utilities, usually of similar size, and occupied by two separate families independent of each other.

To amend Article III, J, 4: Accessory Dwelling Units -(f)- Revise to: The unit shall be a maximum of 1000 sqft. Attached ADU's shall have an interior lockable door between the units.

To amend Article III, K (Minimum Housing Requirements), 2- Revise to: All single family homes shall be at least 150 Square Feet in size.

To amend Article III, N (Backlot Development) – to Remove the Backlot Development Ordinance.

To amend Article XXII: Table of Permitted Uses- Change Sawmills, Forestry Products manufacture to the following: CBD: NP, RES: NP, RR: P, AG: P, FL: NP, CM: SE, HC: P.

To Amend Article XXII: Table of Permitted Uses- Remove: *A minimum of one acre is required for two or fewer animals; for three or more, a land to animal ratio must follow the recommendations of the NH Agricultural Best Management Practices and the UNH Housing and Space Guidelines for Livestock.

To Amend: to remove the Planned Residential Development(PRD) Ordinance and all related references of this ordinance.

Respectfully,
Evan O'Connor
Land Use Administrator

