

TOWN OF PLAISTOW NEW HAMPSHIRE

2024

ZONING ORDINANCE



Includes amendments adopted At Town Meeting, March 12, 2024

Chapter 220 ZONING

[HISTORY: Adopted by the Town Meeting of the Town of Plaistow 3-14-1956, as amended through 3-12-2024. Subsequent amendments noted where applicable.]

GENERAL REFERENCES

Building construction — See Ch. 31.

Site plan review — See Ch. 230.

Subdivision of land — See Ch. 235.

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Article I - Preamble

§ 220-1. Authority and purpose.

In accordance with and subject to Chapters 674, 675, 676, and 677 of the New Hampshire Revised Statutes Annotated, 1987, as amended, and for the purpose of promoting the health, safety, morals, prosperity, convenience and general welfare, as well as for the promotion of efficiency and economy in the process of development of the Town of Plaistow, New Hampshire, and to secure safety from fire, panic, and other dangers, provide adequate areas between buildings and various rights-of-way, preserve the rural charm now attached to the town, and promote good civic design and arrangement, the wise and efficient expenditure of public funds, and the adequate provision of public utilities and other public requirements, and by other means, now, therefore, the following chapter is hereby enacted by the voters of the Town of Plaistow, New Hampshire, in official meeting convened.

Article II - Definitions

§ 220-2. Definitions.

- A. Hierarchy: [Added 3-08-22 ATM Article Z-22-A]
 - 1) Terms and words not defined in this article but defined in applicable New Hampshire state statutes or regulations shall have the meanings given therein.
 - 2) Terms and words not defined in this article but defined in the Building Code shall have the meanings given therein.
 - 3) Terms and words not defined in this article, the New Hampshire State statutes, or regulations or in the Building Code shall have the meanings understood in common usage and as defined in standard American dictionaries.

- B. Unless the context otherwise requires, the following definitions shall be used in the interpretation and construction of this chapter. Words used in the present tense include the future; the singular number shall include the plural, and the plural the singular; the word "used" shall include "arranged," "designed," "constructed," "altered," "converted," "rented," "leased," or "intended to be used"; and the word "shall" is mandatory and not optional.

ABANDONMENT

- A. The visible or otherwise apparent intention of an owner to discontinue the use of a building or premises or the removal of characteristic equipment or furnishings used in the performance of any nonconforming use without their replacement by similar equipment or furnishings.

- B. The replacement of any nonconforming use or building by a conforming use or building.

ACCESSORY USE OR STRUCTURE — A use or structure subordinate to the principal use of a building on the same lot and serving a purpose customarily incidental to the use of the principal building.

APARTMENT — A self-contained living unit which provides sleeping, cooking, dining, bathroom, and leisure space for no less than one person. [Added 3-08-22 ATM Article Z-22-A]

AQUIFER — A geologic formation composed of rock, sand, or gravel that contains significant amounts of potentially recoverable water. [Added ATM 2015]

BED AND BREAKFAST FACILITY — A building, other than a hotel or motel, where lodging and meals are provided for compensation. Individual rooms shall not have cooking facilities. A facility may not have more than 8 rooms or suites for rent at any one time and the length of the rental shall not exceed 10 days. [Added 3-13-2012 ATM by Art. P-12-20; Amended 3-12-2013 ATM by Art. Z-13-17]

BOARD OF ADJUSTMENT — The Zoning Board of Adjustment of the Town of Plaistow.

BUILDING HEIGHT — The vertical distance measured from the mean level of the ground surrounding the building to the highest point of the building, but not including chimneys, spires, towers, silos, tanks, and similar projections.

BUILDING, PRINCIPAL — A structure in which is conducted the principal use of the site on which it is situated. In any residential district, any dwelling shall be deemed to be a principal building on the lot on which the same is located.

BUSINESS — An enterprise/establishment wherein goods and/or services are provided in exchange for the delivery or promise to deliver money, goods, services, or other things of value as compensation for the goods and/or services provided. A business is limited to, characterized by, and defined by the following types of enterprise/establishment:

- A. **HOME BUSINESS/HOME OCCUPATION** — Any use as permitted in Article X which is clearly incidental and subordinate to the principal residential use and does not change the character thereof. Anything of retail, commercial, or industrial use will not be considered as a home business/home occupation unless specifically listed in Article X. Garage/yard sales, garden produce selling, and similar seasonal or temporary activities will not be considered as a home occupation.
- B. **RETAIL BUSINESS** — A business enterprise where goods and/or services are sold or rented directly to the ultimate consumer. [Amended 3-10-2020 ATM by Art. Z-20-1]
- C. **WHOLESALE BUSINESS** — A business enterprise where goods are sold in quantity for purposes of resale.
- D. **PERSONAL SERVICE BUSINESS** — A business enterprise which holds the necessary state and local permits, in accordance with NHRSA Title XXX, to operate an establishment in which state-qualified practitioners provide individuals with such manual or mechanical types of treatment to external surfaces of the human body as barbering, cosmetology, esthetics, electrology, body massage and physical therapy. [Amended 2-10-2001 ATM by Art. P-29] [Amended 3-09-2021 ATM by Art. Z-21-1].
- E. **BUSINESS OFFICE** — A room or cluster of rooms where an individual or a group practice takes place, such as finance, real estate, and insurance.
- F. **PROFESSIONAL OFFICE** — A room or cluster of rooms where an individual or a group practice takes place which is characterized by licensing in a particular study or science, such as human medicine, dentistry, law, and engineering.
- G. **TRADE BUSINESS** — A business enterprise which holds the necessary state and local licenses to provide trade services directly to the ultimate consumer. Such examples would be electricians, plumbers, and HVAC contractors. This does not include businesses such as landscaping or construction contractors that typically call for outdoor storage of materials. [Added 3-10-2020 ATM by Art. Z-20-2]

CAMPER/RECREATIONAL VEHICLE – A vehicle and/or trailer that can be towed, hauled, or driven and can be used for temporary living accommodations for recreation, camping, travel, or seasonal use. When such vehicles and/or trailers are placed on foundations, they become structures. [Added 3-14-23 ATM by Art. Z-23-5.]

CERTIFICATE OF USE AND OCCUPANCY — A formal document issued by the Building Inspector which indicates that the construction and/or reconstruction of components in or on a building and/or the type of activity proposed to take place within the building meets all necessary state and local inspections and regulations.

CHANGE OF USE — A change of use occurs when an existing permitted use in the Commercial (C1, C2), Industrial (IND1, IND2) or Integrated Commercial Residential (ICR) districts is proposed to be changed to another permitted use. Such use shall be determined as permitted by the Zoning Officer. If the Zoning Officer determines that the proposed change of use is more intense, or significantly different, than the existing use, the proposed use shall require site plan approval by the Planning Board prior to the issuance of any permits. [Amended 3-10-2020 ATM by Art. Z-20-3]

CONGREGATE CARE FACILITY — A residential development consisting of individual dwelling units with centralized amenities such as dining, housekeeping, transportation and organized social and recreational activities, and which may include limited medical services or social services on site. Residency in a Congregate Care Facility is based on qualifications determined by a private/non-profit agency. These shall be considered commercial uses. [Added 3-14-23 ATM by Art. Z-23-11]

CONTRACTOR'S STORAGE YARD — A site upon which heavy vehicles and equipment (such as bulldozers, front-end loaders, and back-hoes) and materials, supplies and forms, used by professional contractors in construction, land clearing, site work, utilities, landscaping, or other similar activities are stored, including waste disposal containers. Land upon which any of the above items are temporarily stored on-site during the course of an active construction project shall not be considered a contractor's storage yard. [Added 3-12-2013 ATM by Art. Z-13-9]

COVERAGE — That percentage of the plot or land area covered by the principal and accessory uses or structures and surfaced or paved (pervious or impervious) area. [Amended 3-9-2010 ATM by Art. P-10-S]

DRIVEWAY — A single access to and from a public way located within the required frontage of the proposed lot with separate entrance and exit lanes, except in the case of dwellings, in which case a driveway need not have separate entrance and exit lanes unless required as a condition of a special permit. (Note: A driveway permit is required from the Highway Supervisor or State Highway Department; see their regulations.)

DWELLING — Any building or portion thereof designed or used exclusively as the residence or sleeping place of one or more persons.

DWELLING UNIT — One or more rooms arranged for the use of one or more individuals living together as a single housekeeping unit, with cooking, living, sanitary and sleeping facilities.

ESSENTIAL SERVICES — The erection, construction, alteration or maintenance by public utilities or Town or other governmental agencies of underground or overhead gas, electrical, or water transmission or distribution systems, including poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants, and other similar equipment and accessories in connection therewith reasonably necessary for the furnishing of adequate service by such public utilities or Town or other governmental agencies or for the public health or safety or general welfare, but not including buildings.

FRONTAGE — That portion of a lot bordering on a highway, street or public right-of-way, Class V or better.

FUNCTION HALL – A room or building for the purpose of hosting a party, banquet, wedding reception or other social event. Function halls are often found within pubs, clubs, hotels, or restaurants and are also known as reception halls or banquet halls. [Added 3-09-2021 ATM by Art. Z-21-4]

GASOLINE/FUELING STATION — Means that portion of a property where petroleum products are received by tank vessel, pipeline, tank car, or tank vehicle and distributed for the purpose of retail sales. [Added ATM 2015]

GROSS FLOOR AREA — The total floor area designated for occupancy and use, including basement and other storage areas; provided, however, that stairways, elevator wells, rest rooms and lounge areas, common hallways and building service areas shall not be included in the computation of such floor area. Pertaining to a permit for home occupation, gross floor area excludes attic and garage.

HAZARDOUS MATERIAL — Any material listed on the Environmental Protection Agency (EPA) Community Right-to-Know List, Hazardous Substance List (HSL) or Extremely Hazardous Substance List (EXHSL) as updated.

HISTORIC STRUCTURE — Any structure that is:

- A. Listed individually in the National Register of Historic Places (a listing maintained by the Department of the Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- B. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- C. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
- D. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 1. By an approved state program as determined by the Secretary of the Interior; or
 2. Directly by the Secretary of the Interior in states without approved programs.

[Added 3-14-23 ATM by Art. Z-23-11.]

HOME PRODUCE AND PRODUCTS — Everything of an agricultural nature grown or produced

on the property of the resident of the household.

IMPERVIOUS — Means does not readily permit the infiltration of water. [Added ATM 2015]

IMPERVIOUS SURFACE — Means a surface through which regulated substances cannot pass when spilled. [Added ATM 2015]

INDUSTRY (LIGHT) — Enterprises using processed or previously manufactured materials engaged in the processing, manufacturing, compounding, assembly, packaging, treatment, or fabrication of materials and products. Light industry is capable of operation in such a manner as to eliminate at the property border the external effects of the manufacturing process, such as smoke, noise, soot, dirt, vibration, odor, harmful wastes, etc. Traffic impact on surrounding residential neighborhoods must be minimal. A machine shop is included in this category. Also included is the manufacturing of apparel, electrical appliances, electronic equipment, camera and photographic equipment, ceramic products, cosmetics and toiletries, business machines, fish tanks and supplies, food, paper products (but not the manufacture of paper from pulpwood), musical instruments, medical appliances, tools or hardware, plastic products (but not the processing of raw materials), pharmaceuticals or optical goods, bicycles, and any other product of a similar nature. Warehousing, wholesaling, and distribution of the finished products produced at the site is allowed as an ancillary use. "Light industrial" shall not include uses such as mining and extracting industries, petrochemical industries, rubber refining, primary metal, concrete, cement or asphalt manufacture or related industries. Light Industrial uses not contained in the above definition must be judged to be compatible with the surrounding residential neighborhoods prior to being allowed, and not being a prohibited use as defined in 220-5 of this ordinance. Any industrial use that doesn't meet the definition of light industry will be considered heavy industry. [Amended 3-10-2009 ATM by Art. P-09-27]

INDUSTRY (HEAVY) — All uses not defined as light industry and judged by the Planning Board not to be a prohibited use as defined in 220-5 of this ordinance. [Added 3-10-2009 ATM by Art. P-09-27]

INDUSTRY (SMALL) — A light industry involved in assembling components and/or parts packaging which has its operations done entirely in a building not to exceed 10,000 square feet. Building size is inclusive of primary building and all accessory use buildings. Truck terminals are specifically excluded.

JUNK — Old or scrap copper, brass, rope, rags, batteries, paper, trash, rubber, debris, and waste; two or more unregistered or dismantled or wrecked motor vehicles, or parts thereof, located on the premises for a period exceeding 60 days; iron, steel, and other old or scrap ferrous material; old or scrap nonferrous material; and other secondhand articles, the accumulation of which is detrimental or injurious to the public welfare.

JUNKYARD — A land area, with or without buildings on it, which is used for the storage, maintenance, purchase, or sale of junk. "Junkyard" includes garbage dumps and sanitary fills but does not include land areas used by motor vehicle dealers who are duly registered as such by the State of New Hampshire.

OUTDOOR STORAGE — The storage of materials where they are not protected from the elements by a roof, walls, or a floor with an impervious surface. [Added ATM 2015]

LOT — A piece or parcel of land occupied or intended to be occupied by a principal building or a group of such buildings and accessory uses or structures or utilized for a principal use and uses accessory or incidental to the operation thereof, together with such open spaces as required by this chapter.

LOT OF RECORD — Any lot a deed to which has been recorded in the office of the Rockingham County Registry of Deeds, in accord with the subdivision regulations in effect at the time of recording.

MANUFACTURED HOUSING — Any structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width and 40 body feet or more in length or, when erected on site, is 320 square feet or more and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to required utilities, which include plumbing, heating and electrical heating systems contained therein. The structure must be in compliance with the current construction and design requirements of the United States Department of Housing and Urban Development in order to be termed "manufactured housing" for purposes of this chapter.

MANUFACTURED HOUSING PARK — A parcel of land under single or common ownership or control which contains or is designed, laid out, or adapted to accommodate two or more manufactured houses. Premises used solely for storage or display of manufactured housing are excluded.

MANUFACTURED HOUSING SPACE — A plot of ground within a manufactured housing park designed to accommodate one manufactured housing unit.

MOBILE HOME — A single-family, non-motorized habitation designed, after fabrication, for transportation on streets and highways on its own wheels and for arrival at the site where it is to be occupied as a habitation which is complete and ready for occupancy except for minor and incidental unpacking and assembly operations such as location on blocks or permanent foundations and connections to utilities. A mobile home which meets specific and current construction and design requirements of the United States Department of Housing and Urban Development is also considered a manufactured housing unit. (See the definition of "manufactured housing.")

MOTEL — A building or group of buildings which contain sleeping accommodations used primarily for transient occupancy and not containing individual kitchen facilities (includes hotels).

MOTOR VEHICLE — Any self-propelled vehicle designed for operation on a public street, whether or not requiring registration with the State of New Hampshire.

MOTOR VEHICLE SERVICE STATION — A building or other structure or a tract of land used exclusively for the storage and sale of gasoline or other motor fuels and for any uses accessory thereto. The sale of lubricants, accessories or supplies, the lubrication of motor vehicles, the minor adjustment or repair of motor vehicles and the washing of motor vehicles are permitted accessory

uses.

MULTIPLE DWELLING — Any dwelling containing more than two dwelling units.

NONCONFORMING LOT — Any lot that does not meet all of the requirements of this chapter, other than lot size.

NONCONFORMING USE — A use lawfully existing at the time of adoption of this chapter or any subsequent amendment thereto which does not conform to one or more provisions of this chapter.

OFFICE, BUSINESS/OFFICE, PROFESSIONAL — See the definition of "business" in this section.

PARK AND RIDE LOT (MULTIMODAL) — An area of land used to integrate public and private transportation and to promote the use of carpooling, vanpooling, and public transportation. Multimodal park and ride lots must provide facilities for bicycles, cars and one or more of the following: buses and trains.

PETROLEUM BULK PLANT OR TERMINAL – Means that portion of the property where petroleum products are received by tank vessel, pipeline, tank car, tank vehicle, portable tank, or container. [Added ATM 2015]

PLANNING BOARD — The Planning Board of the Town of Plaistow.

PROCESSED RECYCLABLE MATERIAL — A recyclable material which has been physically sorted and separated by material type, formed into bales, or otherwise physically processed and packaged in a manner satisfying the specifications for transportation to and acceptance by a market that will use the material for the production of certified waste-derived products. [Added 3-13-2007 ATM by Art. P-07-32]

PUBLIC WATER SYSTEM — A system for the provision to the public of piped water for human consumption where such a system has at least 15 service connections or regularly serves an average of at least 25 individuals daily at least 60 days out of the year. [Added ATM 2015]

RECREATIONAL VEHICLE CAMP — A land area occupied or designed for occupancy by two or more recreational vehicles in use for temporary living purposes for less than six months of the year.

RECYCLABLE MATERIALS — Means “recyclable materials” as defined in RSA 149-M:4, XIX, namely “materials that can be used to produce marketable goods, including but not limited to separated clear and colored glass, aluminum, ferrous and nonferrous metals, plastics, corrugated cardboard, motor vehicle batteries, tires from motor vehicles, and paper.” The term does not include: [Added 3-13-2007 ATM by Art. P-07-32]

- A. Hazardous waste, hazardous air pollutants, and other waste not regulated as solid waste, as identified in Env-Wm 101.03;

- B. Waste identified as non-reusable in Env-Wm 2600, including asbestos and infectious waste; and
- C. Wastes from an unspecified production or generation process, such as municipal solid waste incinerator ash and contaminated soils or absorbent media.

RECYCLING — Means “recycling” as defined by RSA 149-M:4, XX, namely “the collection, storage, processing and redistribution of recyclable materials.” The term excludes the redistribution of recyclable materials for any purpose constituting disposal as defined in RSA 149-M:4, VI, incineration or another purpose not directly related to the production of certified waste-derived products. [Added 3-13-2007 ATM by Art. P-07-32]

RECYCLING FACILITY — A collection, storage and transfer facility which collects, stores, and prepares recyclable materials for market and transfers processed recyclable materials to markets for recycling. The term includes recycling center. [3-13-2007 ATM by Art. P-07-32]

REGULATED CONTAINER - Regulated container means any device in which a regulated substance is stored, transported, treated, disposed of, or otherwise handled, with a capacity of greater than or equal to 5 gallons, other than a fuel tank attached to a motor vehicle for the sole purpose of supplying fuel to that motor vehicle for that vehicle’s normal operation. (Added ATM 2015)

REGULATED SUBSTANCES – Means any of the following, with the exclusion of ammonia, sodium hypochlorite, sodium hydroxide, acetic acid, sulfuric acid, potassium hydroxide, potassium permanganate and substances used for the treatment of drinking water or wastewater at department-approved facilities (Added ATM 2015):

- (1) Oil as defined in RSA 146-A:2, III;
- (2) Any substance that contains a regulated contaminant for which an ambient groundwater quality standard has been established pursuant to RSA 485-C:6; and
- (3) Any substance listed in 40 CFR 302, 7-1-05 edition.

RESTAURANT — Any building or structure that prepares or serves food for purchase by the general public. It may include any combination of sit-down service, take out service, and curbside service where a restaurant employee brings take-out orders to a customer waiting in a vehicle. Specifically, not included in the definition are drive-through and drive-in restaurants. [Added 3-11-2008 ATM by Art. P-08-32]

- A. **DRIVE-THROUGH RESTAURANT** — Any restaurant that offers drive-through service where customers remain in their vehicles and form queues to order and pick up food packaged for take-out.
- B. **DRIVE-IN RESTAURANT** — Any restaurant where customers remain in their vehicles to order and consume food and beverages. Restaurant employees typically take food orders and deliver food to the customers’ vehicles.

ROADS - See STREET. The terms road(s) and street(s) may be used interchangeably throughout this document. [Added 3-08-22 ATM Article Z-22-A]

ROOMING AND BOARDING HOUSE — A building other than a hotel or motel where lodging is provided for compensation, meals may be provided and kitchen facilities are not shared. These shall be considered commercial uses. [Amended ATM 3-13-2012 by Article P-12-21; ATM 3-14-23 by Art. Z-23-11]

SANITARY PROTECTIVE RADIUS — The area around a well which must be maintained in its natural state as required by Env-Ws-378 or 379 for community water systems and Env-Ws-372.13 for other public water systems. [Added ATM 2015]

SEASONAL HIGH-WATER TABLE — The depth from the mineral soil surface to the upper most soil horizon that contains 2% or more distinct or prominent redoximorphic features that increase in percentage with increasing depth as determined by a licensed hydrologist soils scientist, wetlands scientist, engineer or other qualified professional approved by the Planning Board. [Added ATM 2015]

SECONDARY CONTAINMENT — A structure such as a berm or dike with an impervious surface that is adequate to hold at least 110% of the volume of the largest regulated-substance container for which the secondary containment will provide spill containment.

SELECT RECYCLABLE MATERIAL — A recyclable material comprised of one of the following materials: paper, cardboard, glass, plastic, ferrous metal, nonferrous metal, or textile materials. [Added 3-13-2007 ATM by Art. P-07-32]

SERVICE REPAIR FACILITY — Building or other structure where the majority of inside space is used for the repair of motor vehicles, including auto body repair. [Added 3-11-2008 ATM by Art. P-08-23]

SIGN – Definition removed from Article II, replaced by a definition in Article IX Signs. [Amended 3-10-2009 ATM by Art. P-09-19]

SIGN, OFF-SITE — A sign which directs attention to a business, commodity, service, or entertainment conducted, sold, or offered elsewhere than on the premises where the sign is located.

SNOW DUMP/SNOW STORAGE AREA — For the purpose of this ordinance this area is a location(s) where snow, which is cleared from roadways, sidewalks, and parking areas is placed for disposal. [Amended ATM 2015]

SPECIAL EXCEPTION — A use permitted within a district only after a determination by the Board of Adjustment that certain conditions specified in this chapter have been met. Building permits will be held until the twenty-day appeal period has passed in accordance with RSA 677:2.

STABLE — A building for lodging and feeding of horses and other farm animals.

STRATIFIED-DRIFT AQUIFER — A geologic formation of predominantly well-sorted sediment

deposited by or in bodies of glacial meltwater, including gravel, sand, silt, or clay that contains sufficient saturated permeable material to yield significant quantities of water to wells. (Amended ATM 2015)

STREET — All town, state and federal highways and the land on either side of the same as covered by statutes and/or deeds to the width of the rights-of-way.

STRUCTURE — Anything assembled or constructed, the use of which requires location on or in the ground or an attachment to an object located on or in the ground. This includes structures assembled or constructed of plastic, fabric and/or canvas covered frame structures, structures for agricultural uses, structures installed on skids, blocks or permanent foundations and all sheds and storage facilities. All structures shall require a building permit. Further clarification follows:

- A. Fences and single mast flag poles shall not be considered structures.
- B. Stone walls when used to define property boundaries shall not be considered structures.
- C. Free standing signs shall be considered structures but are exempt from setback requirements. [Amended 3-13-2012 ATM by Art. P-12-19]

SUBSTANDARD LOT — A lot in existence and duly recorded in the Rockingham County Registry of Deeds, which has less than five acres in the RC1 Zone, or less than 110,000 square feet in the LDR Zone, or less than 80,000 square feet in the C1 and Industrial Zones, or less than 40,000 square feet in the MDR Zone. [Amended 3-12-2002 ATM by Art. P-38; 3-13-2007 ATM by Art. P-07-31]

SURFACE WATER — Any stream, river, lake, pond, or tidal water including marshes, watercourses, and other bodies of water, natural or artificial. [Amended ATM 2015]

TRANSPORTATION FACILITY (LARGE) — A facility that is used for the storage or parking of motor-driven buses, taxis, limousines, or courier services with five (5) or more vehicles. No onsite customer loading/unloading is permitted. [Added 3-14-23 ATM by Art. Z-23-12.]

TRANSPORTATION FACILITY (SMALL) — A facility that is used for the storage or parking of motor-driven buses (25 seats or less), taxis, limousines, or courier services with no more than four (4) vehicles. No onsite customer loading/unloading is permitted. [Added 3-14-23 ATM by Art. Z-23-12.]

UNIMPROVED LOT — A parcel of land which has no permanent buildings or structures, wells, or septic systems.

VARIANCE — A legal permit to depart from the requirements of this chapter, granted by the Board of Adjustment. Building permits will be held until the appeal period has passed in accordance with RSA 677:2. [Amended ATM by Art. Z-23-17.]

VEHICULAR BROKERAGE OFFICE — That portion of a structure devoted in whole or in part to the administrative functions related to new and/or used motor vehicle sales with no retail or

wholesale display or storage of motor vehicles. Retail or wholesale display and/or storage of motor vehicles are specifically prohibited. [Added 3-11-2008 ATM by Art. P-08-25]

VEHICULAR DEALERSHIP — That portion of a lot or structure devoted in whole or part to: [Amended 3-8-2005 ATM by Art. P-22]

- A. The sale of two or more new/used motor vehicles; or
- B. The display of two or more motor vehicles for the purpose of sale.
- C. The sale or display of two or more new/used motorcycles that require NH state registration and inspection.
- D. The sale or display of two or more new/used pieces of construction equipment or farm equipment with greater than 30 horsepower.
- E. Specifically excluded from this definition: self-propelled watercraft and off-road recreational vehicles, including but not limited to ATVs, off-road motor bikes and snowmobiles.
- F. Specifically excluded from this definition: self-propelled pieces of equipment, under 30 horsepower, used for yard maintenance, including but not limited to lawn mowers, garden tractors and snow blowers.

VIOLATION - means the failure of a structure or other development to be fully compliant with the Plaistow's zoning ordinance or its subdivision or site plan review regulations. [Added 3-14-23 ATM by Art. Z-23-17.]

WAREHOUSE, DISTRIBUTION CENTER — A facility that is exclusively engaged in, as a primary use, the receipt, storage, and distribution of goods, products, cargo, and materials, including transshipment by boat, rail, air, or motor vehicle. [Added 3-14-23 ATM by Art. Z-23-1.]

WAREHOUSE, LIGHT INDUSTRY — A building that is used primarily for Industry (light). The storage of goods and materials may be an accessory use only to the primary uses as defined in Industry (Light). [Added 3-14-23 ATM by Art. Z-23-1.]

WELLHEAD PROTECTION AREA — The surface and subsurface area surrounding a water well or well field supplying community and non-community public water systems, through which contaminants are reasonably likely to move toward and reach such water well or well field. [Added ATM 2015]

YARD — Any space that lies between the principal building or group of buildings and the nearest lot line and is unoccupied by any structure except as herein permitted:

- A. **YARD, FRONT** — An open space that lies between the principal building or group of buildings and the front lot line unoccupied by any structure.
- B. **YARD, REAR** — An open space extending the full width of the lot between the principal

building or accessory structures and the rear lot line unoccupied by any structure.

- C. **YARD, SIDE** — An open space extending from the front yard to the rear yard between the principal building or accessory structures and the nearest side lot line unoccupied by any structure.

ZONING OFFICER — The administrative officer charged with the duty of enforcing the provisions of this chapter by the Selectmen.

Editor's Note: The definitions for groundwater, poorly drained soils, and very poorly drained soils have been moved to the Natural Resources Chapter (Article IV)

Article III - General Provisions

§220-2.1. Site Plan Applicability [Added 3-12-2019 ATM by Art. Z-19-01; Amended 3-14-23 ATM by Art. Z-23-14; Amended 3-12-24 ATM by Art. Z-24-07]

The Planning Board shall require site plans to be submitted for review by any applicant seeking any of the following:

1. Construction involving any non-residential use or multi-family dwellings.
2. Change or expansion of existing non-residential or multi-family uses and/or structures.
3. Any change of use involving a non-residential or multi-family building or site which does not have an approved site plan.
4. Approval Required. Prior to land clearing, excavation, site preparation, construction or any other such activity may begin on a site, and before any permit for such activities may be issued, final approval of the Site Plan is required as evidenced by the recording of the approved plan(s) at the Rockingham County Registry of Deeds. All activity on the site shall be performed in accordance with the approval.

§220-2.2. Septic System Designs [Added 3-12-2019 ATM by Art. Z-19-02]

- A. All septic system designs shall be reviewed by the Zoning Official, or designee, prior to the issuance of a septic installation/repair permit.
- B. All septic system design plans shall be submitted both by paper and electronic copy.

§ 220-3. One building per lot.

- A. Not more than one house or other principal building or principal structure shall be placed on a lot.
 - (1) Exception: Accessory Dwelling Units (ADUs) are permitted provided all other requirements of Article VIII – Accessory Dwelling Units (ADUs) are met [Added 3-13-18 ATM by Art. Z-18-08]
- B. For C1, C3, Industrial and ICR combined zones, more than one principal building per lot may be constructed if the Planning Board finds that multiple buildings improve the general health, safety, and welfare of the public. [Amended 3-09-21 ATM by Z-21-9]
- C. (Reserved) [Amended 3-13-18 ATM by Art. Z-18-09]

§ 220-4. Fire and other ruins. [Amended 3-8-2005 ATM by Art. P-21; 3-12-2013 ATM by Art. Z-13-12]

An owner or occupant of structures on land in any district shall remove fire or other ruins deemed uninhabitable or condemned within six months after such determination.

Structures may be rebuilt on the same footprint if the rebuild starts within one year of the fire or event causing the ruins. For the fire or ruins of dwelling units, the use of a temporary mobile home is allowed for each dwelling unit while the dwelling is being rebuilt (not to exceed two (2) years).

§ 220-5. Prohibited uses.

- A. Any uses that may be obnoxious or injurious by reason of the production or emission of odors, dust, smoke, refuse matter, fumes, noise, vibration, or other similar conditions or that are dangerous to the comfort, peace, enjoyment, health, or safety of the community or that contribute to its disturbance or annoyance are prohibited in every district within the Town.
- B. No privately-owned land in any district shall be used for the dumping or storage of hazardous wastes or junk.

§ 220-6. Nonconforming uses.

- A. Any nonconforming uses may continue in their present use, except that any nonconforming use or building may not be: [Amended 3-13-2001 ATM by Art. P-31]
 - (1) Changed to another nonconforming use.
 - (2) Reestablished after discontinuance for more than one year except to a use conforming to the district in which it is located.
- B. No junkyard may continue as a nonconforming use for more than one year after May 14, 1956, without having secured a special exception from the Board of Adjustment.

§ 220-7. Use of substandard lot. [Amended 3-13-2012 ATM by Article P-12-26]

- A. Any building or structure otherwise permitted in any district shall be permitted on a substandard lot of record provided that such substandard lot is legally buildable in all other aspects.
- B. Any building or structure otherwise permitted in any district may be expanded on a substandard lot of record provided that such expansion is legally buildable in all other aspects.
- C. Location of foundation shall be certified by a licensed land surveyor. [Added 3-12-2002 ATM by Art. P-33]

§ 220-8. Use of nonconforming lot. [Amended 3-13-2012 ATM by Article P-12-26]

- A. Any building or structure on a nonconforming lot may continue with the present use or change to any other permitted use in the district. Note: Such changes of use will require site plan review for any commercial or industrial use.

- B. Any building or structure on a nonconforming lot may not be extended or expanded except by a special exception.

(1) Exception: In the MDR, LDR, and residential uses in the C2 and ICR, the principal structure may be expanded and/or an accessory structure may be added, without special exception, provided it complies with all current zoning for that district. [Added 3-14-2006 ATM by Art. P-9]

- C. Before any special exception can be granted, the following conditions must be met:

- (1) Lot frontage must be at least 1/2 the frontage required in the district in which the land is located and that at the building line, the frontage requirement can be met. Minor dimensional waivers may be granted if justice requires.
- (2) Location of the well and subsurface sewage disposal installation can meet all state and local regulations.
- (3) The improvement of the lot will not endanger the public health or welfare.
- (4) Location of foundation shall be certified by a licensed land surveyor. [Added 3-12-2002 ATM by Art. P-34]

§ 220-8.1. Residential garages. [Added 3-12-2002 ATM by Art. P-37; Amended 3-8-2016 by Art. Z-16-01]

- A. (Reserved)¹

- B. Any garage/barn constructed in a residential zone must be utilized for residential purposes only. [Amended 3-8-2005 ATM by Art. P-8; 3-11-2008 ATM by Art. P-08-31]

- C. Barns on residential lots of greater than 5 acres and used for agricultural purposes are exempt. (Added 2015 ATM)

§ 220-9. Driveway permits. [Amended 3-12-2002 ATM by Art. P-43]

Permits are required for the construction of driveways or the reconstruction of driveways from the Town Highway Department for Town roads and from the State of New Hampshire Highway Department for driveways on state highways. (See Policy and Procedure for Driveways and Other Accesses to the State Highway System.) Any paving or repaving of driveways interfacing Town property requires a permit obtainable from the Town Highway Department. In all cases in all zones where a driveway that has an egress on a Class V or higher road, public or private, and said driveway has any slopes greater than 9% or is more than 200 feet in length, a limit of liability waiver must be obtained from the Board of Selectmen before any approval or conditional approval is obtained from the Planning Board.

¹. Former § 220-8.1(A), Residential Garages - Structure Size Restrictions table was removed 3-8-2016 ATM by Art. Z-16-01

§ 220-9.1. Location of residential driveways. [Added 3-8-2005 ATM by Art. P-2; amended 3-11-2008 ATM by Art. P-08-22]

- A. All driveways in any residential district must comply with the rear and side setbacks as specified in Table 220-32I. [Amended 3-10-2020 ATM by Art. Z-20-4]
- B. Owners of lots created by subdivision, with frontage on more than one public roadway, may choose either roadway frontage for the location of a driveway, provided that at least one of the roadway frontages meets the minimum frontage requirement. Any new driveway must meet all required setbacks from the side and rear property line as specified in Table 220-32I. [Added 3-10-2020 ATM by Art. Z-20-4]

§ 220-10. Roadway construction. [Amended 3-12-2002 ATM by Art. P-41]

All roadways shall be constructed to Town subdivision requirements.² Any abutting Town and/or developer that proposes to create roads, buildings (residential, commercial, or industrial zones) in Plaistow must be able to show that connection to an existing Plaistow Class V road or better is possible and will be provided as part of the plan, and provided that the portion of the plan that is within the Town of Plaistow meets all Plaistow zoning, subdivision, site plan, health, and Selectmen's ordinances and regulations.

- A. All proposed residential subdivision and Planned Residential Development (PRD) streets shall be designated as public. [Added 3-10-2020 ATM by Art Z-20-5; Amended 3-08-22 ATM Art. Z-22-B]
- B. Private roads may be allowed in Housing for Older Persons subdivisions if the proposed road terminates on the Housing for Older Persons lot. Any proposed road in the Housing for Older Persons subdivision that is a through-road, that is both ends of the road connects to existing public rights-of-way, must be a public road. [Added 3-10-2020 ATM by Art Z-20-5]
- C. All new commercial and industrial streets shall be constructed using street construction standards, as specified in Plaistow's zoning ordinance and subdivision regulations. For streets expected to include heavy trucking, such streets may require construction standards that exceed those for public streets. New streets in commercial and industrial subdivisions may be designated as private streets with a note on the subdivision and/or site plan stating all maintenance including snowplowing shall be performed at the property owner's expense. No performance bonds will be required for such private streets. [Added 3-08-22 ATM Art. Z-22-B]

§ 220-11. Construction times.

Construction start-up time is 7:00 a.m.; close-down time is 7:00 p.m.

² Editor's Note: See Ch. 235, Subdivision of Land.

§220-11.1. Commercial/Industrial Business Hours of Operation [Added ATM 2015]

Hours of operation for any commercial or industrial uses in all districts shall be reviewed and approved by the Planning Board as part of the site plan approval process and noted on the approved site plan.

§ 220-12. Connection to Town drainage system.

No individual, corporation or business may tie into a Town of Plaistow drainage system, including catch basins, without a written agreement and easement from the Plaistow Board of Selectmen.

§ 220-13. Unregistered vehicles and commercial equipment. [Amended 3-14-2017 by Art. Z-17-02]

- A. No more than one unregistered or inoperable motor vehicle may be kept on any lot in any zone unless part of an approved site plan. Such vehicles shall not be stored between the principal building and the street line unless adequately buffered from the street and neighbors by a stockade fence or other solid screening. This section shall not apply to the parking of one noncommercial motor vehicle for sale parked on a driveway, if the same is in operable condition and meets standards as required under New Hampshire Revised Statute Annotated 266:1, IV, for inspection and registration.
- B. No more than two commercial motor one-ton weight limit each vehicle may be kept on any lot in the residential zone.
 - (1) EXCEPTION: Employees who bring home vehicles greater than 1-ton capacity, to provide “on call” 24-hour response service, may keep that vehicle on their property while they are on “on call” status. A letter from the employer, noting the name of the employee, their “on call” status, and type of response vehicle, must be filed with the Code Enforcement Office and updated annually.
- C. No construction equipment may be parked or stored on any lot in the residential zone.

§ 220-14. Storage of hazardous materials.

No facility, business or commercial or industrial enterprise shall be engaged in the transport, storage, treatment, disposal, or any use of hazardous material in any district within the Town without a permit identifying the name and use of each substance or material. The permit applies only to the materials specified. The permitting procedure is as follows:

- A. A public hearing shall be held. Abutters shall be notified within 10 calendar days prior to the hearing at the expense of the applicant.
- B. Following the public hearing, the permit shall be granted only upon approval by the Board of Selectmen and the Planning Board.

§ 220-15. Construction prior to plan approval.

- A. No person shall commence the construction of roads within the lot, tract, or parcel proposed

to be subdivided, by clearing the land thereof of natural vegetation, placing any artificial fill thereon, or otherwise altering the land, nor shall be do any other act or acts which will alter the natural state of the land or environment, unless the subdivision plan relating thereto has been submitted and approved in accordance with the regulations of the Town of Plaistow. No person shall commence site work on property that is intended to come before or is before the Planning Board for site plan review. Nothing in this section shall be construed to prevent the taking of test borings, the digging of test pits, or any other preliminary testing and inspection necessary to comply with the requirements of the Division of Water Supply and Pollution Control relative to information necessary for review and approval of the subdivision plan.³

- B. No use may occur on a site without site plan approval unless the Planning Board has granted temporary permission for such use and the use is permitted in the district. [Added 3-12-2019 ATM by Art. Z-19-3]

§ 220-16. Motor vehicle and trailer sales.

- A. Parking spaces used for display at all vehicular dealerships must be a minimum size of eight feet by 16 feet. This does not apply to customer, employee, or handicap spaces.
- B. No lot used for a vehicular dealership in any zone may be located any closer than 1,000 feet in any direction to any other lot used for a vehicular dealership. [Amended 3-11-2013 ATM by Art. Z-14-3]
- C. Annual inspections with the required inspection fee as set forth in the Fee Schedule of the Department of Building Safety shall be completed by the Code Enforcement Officer for renewal of the certificate of occupancy. [Amended 3-11-2008 ATM by Art. 42; 3-13-18 ATM by Art. Z-18-14] [Amended 3-09-2021 ATM by Art Z-21-6]
- D. This use shall stand alone or may be combined with another vehicular-dealership-related use only.
- E. The sale of vehicles from a residential property is restricted to one vehicle, displayed on the paved driveway to the residence with a current State of New Hampshire inspection sticker. [Added 3-9-2004 ATM by Art. P-26]

§ 220-17. Motor vehicle fueling station.

No lot for a motor vehicle fueling station may be located any closer than 1,000 feet in any direction to any other motor vehicle fueling station.

§ 220-17.1. Conditions to approvals. [Added 3-12-2002 ATM by Art. P-44]

- A. All conditions described in the motion to approve a subdivision, lot line adjustment, site plan review, wetlands conditional use permit, and/or hazardous material review must be met within 45 days unless one or more of the following is true: [Amended 3-14-2006 ATM by

³. Editor's Note: See also § 235-12B(8)(c).

Art. P-10]

- (1) A specific time limit was made as part of the motion to conditionally approve; or
- (2) The applicant has applied for, and the Planning Board has approved a request to extend the time limit for a specified period of time not to exceed 45 days. The applicant may apply for one forty-five-day extension.

B. Failure to meet all conditions within the time prescribed results in automatic disapproval and the plan is required to be resubmitted.

§ 220-17.2. Commercial/Industrial site maintenance. [Added 3-12-2002 ATM by Art. P-46]

A. Any owner of a commercial, industrial, or combined use site, with or without an approved site plan, shall maintain his/her property in such a way that it will enhance his/her own property and not detract from the neighboring properties. Items to be maintained shall include, but are not limited to:

- (1) Pavement shall be installed, seal-coated, or reclaimed as necessary.
- (2) Potholes filled as needed.
- (3) Striping for all parking, fire lanes and any necessary directional arrows shall be maintained as per approved site plan or per the Code Enforcement Officer.
- (4) Handicapped signage shall be in place, to include an upright sign as well as a painted ground symbol.
- (5) Dumpsters shall be maintained, placed on pavement, and fenced. There shall be no trash or other debris left on the property.
- (6) Landscaping (i.e., trees, shrubs, grass/lawns) shall be properly maintained and replaced as needed.
- (7) Any other conditions that may be applicable to comply with an approved site plan.

B. Unannounced annual inspections may be done by the Code Enforcement Officer to determine compliance with this section, any approved site plan and/or any other applicable regulations. Failure to comply, once notified of a violation, may result in fines and/or penalties per Article XXI.

C. An approved copy of the site plan shall be displayed on/in the site/building at all times.
[Added 3-11-2003 ATM by Art. P-22]

§ 220-17.3. Storage containers. [Added 3-9-2004 ATM by Art. P-31. [Amended 3-14-23 ATM Z-23-8.]

A. Storage containers, without an axle, are allowed provided that the container has been issued a permit, is placed to meet the setbacks of the individual districts and the following

conditions are met:

- (1) Residential and Mixed Uses in C2 and VC: Not permitted.
 - (2) Commercial/industrial: No commercial or industrial site, with or without an approved site plan shall be issued a permit for a storage container without prior approval of the Planning Board.
 - (3) Integrated Commercial Residential District: Permitted only for Commercial/Industrial and/or Combined Uses.
- B. Any storage container permit is issued only for the exact container. Any new container, or substitute container shall require a new permit. The new permit shall meet all the requirements of Subsection A above.
- C. The cost of a permit for a storage container shall be as set forth in the Building Department Fee Schedule - Chapter 31 of the Plaistow Town Code⁴ for a twelve-month period. [Amended 3-11-2008 ATM by Art. 42; 3-13-18 ATM by Art. Z-18-14; 3-14-23 ATM by Art. Z-23-10]
- D. Trailers and containers with an axle are prohibited on any residential use lot. Trailers and containers with an axle are allowable for commercial/industrial use properties with site plan approval by the Planning Board.

§ 220-17.4. Class VI Road Building Requirements. [Amended 3-11-2014 ATM by Art. Z-14-2]

Class VI roads are roads that have been laid in some form but never maintained by the Town. The Class VI designation may apply to entire roads or sections of roads. Any person requesting a building permit for a parcel or parcels of land with frontage on a Class VI road must submit a Limit of Liability form to the Board of Selectmen. This form must be reviewed, approved, and signed by the Board of Selectmen and subsequently recorded at the Rockingham County Registry of Deeds (RCRD).

All other zoning, subdivision, and/or site plan review requirements must also be met.

§ 220-17.5. Residential Dumpsters. [Added 3-09-2021 ATM by Art. Z-21-2]

No dumpsters used for residential waste may be placed closer than 10 feet to a sidewalk or bike path or edge of a street right-of-way and must include screening between the dumpster and the sidewalk/bike path/street. Dumpsters used on a temporary basis and associated with active on-site construction are exempt from this ordinance.

⁴. Editor's Note: The Building Department Fee Schedule is on file in the Town offices.

§220-17.6 Camper/Recreation Vehicles. [Added 3-14-2023 ATM by Art. Z-23-5.]

A. Camper/Recreational vehicles may be stored unoccupied at owners' premises or permanent domicile in any residential zoning districts in the Town of Plaistow for any period of time.

B. Camper/Recreational vehicles may be occupied for camping in all residential zoning districts of the Town of Plaistow for up to thirty (30) consecutive days of the year providing the Camper/Recreational Vehicle presents no threat to public health and safety. No permit or inspection is required from the Town of Plaistow's Department of Building Safety.

C. Camper/Recreational vehicles may be occupied for camping in all residential zoning districts for more than thirty (30) consecutive days but not to exceed an annual total ninety (90) days in any calendar year. Such use requires a permit and inspection from the Town of Plaistow's Department of Building Safety.

D. No permanent utility hookups are permitted and considerations of the treatment of waste shall be made.

E. Camper/Recreational Vehicles shall not be occupied as a permanent dwelling at any time in the Town of Plaistow.

Article IV - Natural Resources Protection

§ 220-18 Wetlands Conservation District

[Amended 3-13-2001 ATM by Art. P-32; 3-8-2005 ATM by Art. P-20; 3-14-2006 ATM by Art. P-6; 3-09-2021 ATM by Art. Z-21-7; Amended 3-08-2022 ATM by Art Z-22-C and Z-22-H; 3-14-23 ATM by Art. Z-23-13]

§ 220-18.1 Purpose and Intent

By the authority granted in New Hampshire RSA 674:16 to 17 and RSA 674:20 to 21 the Wetlands Conservation District is hereby enacted to protect the public health, safety, and general welfare of the community by promoting the most appropriate use of land and the protection of wetland ecosystems and water quality in accordance with the Plaistow Master Plan. It is intended that this Article shall:

- A. Be implemented as an overlay district, that is, all of the regulations/restrictions of the underlying zoning district apply, but the overlay district imposes additional regulations/restrictions as described in the following paragraphs.
- B. Prevent the development of structures and land uses on wetlands and wetland areas of very poorly drained soils, poorly drained soils and/or their buffers that will contribute to pollution of surface and groundwater by sewage or toxic substances, excess nutrients, or sedimentation.
- C. Prevent the destruction of, or significant changes to, those wetland areas, related water bodies, and adjoining land that provides flood protection.
- D. Protect wetland systems that provide filtration of water flowing into ponds and streams, augment stream flow during dry periods and which connect to the ground or surface water supply.
- E. Protect wildlife habitats, maintain ecological function, and support other public purposes such as those cited in NH RSA 482-A:1 and as amended from time to time.
- F. Protect potential water supplies and existing aquifers (water bearing stratum) and aquifer recharge areas.
- G. Prevent unnecessary or excessive expense to the Town for the purpose of providing and/or maintaining essential services and utilities that might be required as a result of development in wetlands.
- H. Prevent damage to structures and properties caused by inappropriate development in wetlands.
- I. Require the use of best management practices and low impact development in and adjacent to Wetland Conservation District areas

§ 220-18.2 Applicability

All proposed development, removal of vegetation or alteration/disturbance of the land including but not limited to drainage, wastewater disposal system, wells and other utilities within the wetlands conservation district is subject to the requirements of Article IV, § 220.18.

- A. In all zoning districts where new or amended site review plans and/or subdivision plans are being proposed and there are wetland buffer encroachments, setback encroachments or stream crossings an applicant must apply for a Conditional Use Permit (CUP). CUP approval by the Planning Board must be obtained before the site review plan and/or subdivision plan shall be approved or conditionally approved. [Added 3-08-22 ATM Article Z-22-C]
- B. In all zoning districts where an applicant is proposing changes on a single lot and there are wetland buffer encroachments, setback encroachments, or stream crossings the applicant shall apply for a Conditional Use Permit (CUP) approved by the Planning Board before a Building Permit may be issued. [Added 3-08-22 ATM Article Z-22-C; amended 3-14-23 ATM by Art. Z-23-13.]

§ 220-18.3 Boundaries and Setbacks

The Wetlands Conservation District includes:

- A. Surface waters of the State.
- B. Wetlands of any size including but not limited to swamps, bogs, marshes, ponds, lakes, and vernal pools.
- C. Inland streams that meet the definition in NHDES Env-Wt 103.21 “Intermittent stream” and Env-Wt 103.53 “Perennial stream.” Note: Additional restrictions and setbacks apply if within the Plaistow Shoreland Protection District, § 220.27.
- D. A wetland buffer area comprised of all land parallel to and measured from the edge of the wetland boundary on a horizontal plane to a width defined below:

Wetland Buffers and Setbacks (in feet)			
	Limited Use Buffer	Parking and Structure Setback*	Wastewater System Setback
Prime Wetland	100'	125'	125'
Vernal Pool	75'	100'	100'
Wetlands Greater than 3,000 SF	50'	75'	75'
Inland Streams (including intermittent streams)	25'	75'	75'

* Man-made drainage structures including but not limited to detention ponds, retention ponds, and drainage swales shall be exempt from any structure setbacks. [Amended 3-08-22 ATM Article Z-22-C]

§ 220-18.4 Boundary Markers

The Planning Board or Conservation Commission may request the wetland boundaries and/or the Wetland Conservation District boundaries be marked with an identifiable marking system when adjacent to existing or proposed development areas.

§ 220-18.5 Boundary Appeals

In the event that the Building Inspector, Code Enforcement Officer, the Planning Board, or the Conservation Commission questions the validity of the boundaries of a wetland area on a specific parcel of land, or upon written petition of the owner or an abutter of the said property to the Planning Board, the Board may call upon the services of a certified wetland scientist to delineate wetlands in accordance with the standards and criteria specified in **§220.18.6.L and §220.18.6.M** in order to examine said area and report the findings to the Planning Board for their determination of the boundary. Expenses incurred in retaining these services shall be paid by the applicant or landowner.

§ 220-18.6 Definitions

BUFFER — The protected upland areas adjacent to all systems described within the Wetlands Conservation District. This area acts as essential maintenance and protection of wetland value and function.

CERTIFIED WETLANDS SCIENTIST — A person qualified to delineate wetland boundaries and prepare wetland maps who is certified by the State of New Hampshire Board of Natural Scientists as defined by RSA 310-A:76 II-A and as amended from time to time.

DEVELOPMENT — Any human-made change to improved or unimproved real estate, including but not limited to buildings or other structures, paving, mining, dredging, filling, grading excavation or drilling activities.

INLAND STREAM — Env-Wt 103.21 “Intermittent stream” means a watercourse that is fed by groundwater but is not in the groundwater table throughout the year, where runoff from rainfall and snowmelt is a supplemental source of water for flow, such that the stream typically does not have flowing water during dry portions of the year. Env-Wt 103.53 “Perennial stream” means a watercourse that is in the groundwater table for most of the year and so has groundwater as its primary source of water for stream flow, with runoff from rainfall and snowmelt as a supplemental source of water, so that it contains flowing water year-round during a typical year.

GROUNDWATER — The subsurface water that occurs beneath the water table in soils and geologic formations.

LIMITED USE BUFFER — A buffer area in which uses are restricted to permitted or conditionally permitted uses through these regulations. Any use not specifically identified as permitted or conditionally permitted, is considered prohibited.

PRIME WETLAND — An area designated as a Prime Wetland in accordance with RSA 482-A:15, and the NH Code of Administrative Rules Env-Wt 700, and as amended from time to time.

SETBACK — Distance from a wetland boundary, within which a use is prohibited. Any Zoning Board of Adjustment action to grant a variance for a smaller setback, shall still require a Conditional Use Permit if the proposed use is a conditional use. Conditional Use Permit shall not override the distance setback granted or denied by the Zoning Board of Adjustment.

SURFACE WATERS OF THE STATE — Pursuant to RSA 485-A:2.XIV and as amended from time to time, perennial and seasonal lakes, streams, ponds, and tidal waters within the jurisdiction of state, including all streams, lakes, or ponds bordering state marshes, water courses, and other bodies of water, natural or artificial.

VERNAL POOL — Env-Wt 104.44 “Vernal pool” means a surface water or wetland, including an area intentionally created for purposes of compensatory mitigation, that provides breeding habitat for amphibians and invertebrates that have adapted to the unique environments provided by such pools and that:

- (1) Is not the result of on-going anthropogenic activities that are not intended to provide compensatory mitigation, including but not limited to:
 - a) Gravel pit operations in a pit that has been mined at least every other year;
 - b) Logging and agricultural operations conducted in accordance with all applicable New Hampshire statutes and rules;
- (2) Typically has the following characteristics:
 - a) Cycles annually from flooded to dry conditions, although the hydroperiod, size, and shape of the pool might vary from year to year;
 - b) Forms in a shallow depression or basin;
 - c) Has no permanently flowing outlet;
 - d) Holds water for at least 2 continuous months following spring ice-out;
 - e) Lacks a viable fish population;
 - f) Supports one or more primary vernal pool indicators, or 3 or more secondary vernal pool indicators.

WETLAND — Pursuant to RSA 482-A:2.X and as amended from time to time, an area that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal conditions does support, a prevalence of vegetation typically adapted for life in saturated soil conditions. They include, but are not limited to, swamps, bogs, marshes, ponds,

lakes, and all such areas as included in the jurisdictional definition of the New Hampshire Wetlands Bureau Administrative Rules.

WETLAND DELINEATION AND CLASSIFICATION OF JURISDICTIONAL AREAS — Env-Wt 406 Delineation and Classification of jurisdictional areas Env-wt 406.01 references for delineation of wetland boundaries. Subject to (a) through (c), below, the individual performing the wetlands delineation on behalf of the applicant shall base the delineation on the presence of hydrophytic vegetation, hydric soils, and wetlands hydrology in accordance with the federal delineation method, available as noted in Appendix B (Env-Wt 406.01). According to Method established in “Wetlands Delineation Manual,” Technical Report Y-87-1, Corps of Engineers, January 1987, and “Regional Supplement to the Corps of Engineers Wetlands Delineation Manual: Northcentral and Northeast Region”, Version 2.0, U.S. Army Corps of Engineers, January 2012.

- (1) The hydrophytic vegetation component of the delineation shall be done in accordance with the Northcentral and Northeast 2016 Regional Wetland Plant List, Version 3.3, 2016, published by the US ACE and available as noted in Appendix B.
- (2) The hydric soils component of delineations shall be determined in accordance with the New England Hydric Soils Technical Committee’s “Field Indicators for Identifying Hydric Soils in New England,” Version 4, 2017, published by the New England Interstate Water Pollution Control Commission and available as noted in Appendix B.
- (3) Delineations of vernal pools shall be based on the characteristics listed in the definition of “vernal pool” in Env-Wt 104. To assist in the delineation, individuals may use either of the following references: (1) “Identifying and Documenting Vernal Pools in New Hampshire”, 3rd Ed., 2016, published by NHF&G and available as noted in Appendix B; or (2) The US ACE “Vernal Pool Assessment” draft.

WETLAND BOUNDARIES DELINEATION — Env-Wt 406.02 Delineation of Wetlands Boundaries states that for projects that require a wetlands delineation, wetlands boundaries shall be delineated by a certified wetland scientist except in the circumstances listed in RSA 310-A:79, reprinted in Appendix D (Env-Wt 406.02).

§ 220-18.7 Limited Use Buffer Permitted Uses: [Amended 3-08-22 ATM Article Z-22-C]

The following uses, to the extent permitted in the underlying zoning district, shall be permitted in the Wetlands Conservation District as specified, provided that the proposed use will not cause increases in surface or groundwater contamination, contribute to soil erosion, or cause a degradation to the wetland.

- A. Agriculture, including grazing, hay production, truck gardening and silage production provided the activity does not adversely impact the function of a prime wetland’s buffer.
- B. Forestry and tree farming to include the construction of access roads for said purpose provided the activity does not adversely impact the function a prime wetland’s buffer.

- C. Wildlife habitat and management.
- D. Recreational uses consistent with the purpose and intent of this ordinance.
- E. Conservation area and nature trails.
- F. The construction of well water supplies.
- G. Elevated, uncovered decks attached to an existing structure, free-standing gazebo or garden-type structures, and storage sheds not exceeding 120 square feet in size when elevated on blocks, sonatubes or similar footing provided they maintain a minimum ten-foot (10 ft) setback from the edge of a wetland.
- H. Native, non-invasive plantings such as trees and shrubs.
- I. Projects that reduce impervious surfaces while ensuring the protection of the wetland buffer through erosion and sediment control best management practices.
- J. Projects that revegetate or revitalize in some way an already disturbed buffer zone.
- K. Projects that are within any easement must also comply with the conditions of the easement.

§ 220-18.8 Conditional Uses:

- A. Conditional Use Permit: Under the enabling authority granted by NH RSA 674:21 II and as amended from time to time, the following uses are only permitted in the Wetlands Conservation District pursuant to the issuance of a Conditional Use Permit by the Planning Board. Before the Planning Board undertakes a conditional use review, the applicant shall make application, on forms provided by the Planning Department, to the Conservation Commission for review and comment. The application shall document the degree of temporary and permanent impact and detail how the conditions listed in § 220.18.8.B are met. The Planning Board shall consider the comments or recommendations made by the Conservation Commission prior to acting on a Conditional Use Permit application. Conditional Use Permits shall only be considered for the following uses:
 - (1) Site development such as but not limited to construction of roads and other access ways, parking areas, utilities, structures, drainage systems, water impoundment and other site improvements.
 - (2) Agricultural activities within the prime wetland buffer including grazing, hay production, truck gardening and silage production in accordance with best management practices.
 - (3) Forestry and tree farming within the prime wetland buffer when conducted consistent with the best management practices as published by the NH Department of Natural and Cultural Resources and the NH Cooperative Extension.

B. Conditions: Prior to the issuance of a Conditional Use Permit, the Planning Board shall find, and make a part of the record, compliance with the following criteria:

- (1) That the proposed use is permitted in the underlying zoning district.
- (2) No alternative design that does not impact a wetland or a wetland buffer or that has less detrimental impact on the wetland or wetland buffer is feasible.
- (3) A certified wetland scientist has provided an impact evaluation that includes the functions and values of the wetland(s), an assessment of the potential project-related impacts and concluded to the extent feasible, the proposed impact is not detrimental to the value and function of the wetland(s) or greater hydrologic system.
- (4) That the design, construction, and maintenance of the proposed use will, to the extent feasible, minimize detrimental impact on the wetland or wetland buffer.
- (5) That the proposed use will not create a hazard to individual or public health, safety, and welfare due to the loss of wetland, the contamination of groundwater, or other reasons.
- (6) In cases where the proposed use is temporary or where construction activity disturbs areas adjacent to the immediate use, the applicant has included a restoration proposal revegetating any disturbed area within the buffer with the goal to restore the site as nearly as possible to its original grade and condition following construction.
- (7) That all required permits shall be obtained from the NH Department of Environmental Services Water Supply and Pollution Control Division under RSA 485-A: 17, the NH Wetlands Bureau Administrative Rules and the US Army Corp of Engineers under section 404 of the Clean Water Act.

C. The applicant may propose an increase in wetland buffers elsewhere on the site that surround a wetland of equal or greater size, and of equal or greater functional value than the impacted wetland.

§ 220-18.9 Prohibited Uses

In reviewing an application for a variance from provisions of Article IV, § 220.18, the Plaistow Zoning Board of Adjustment may request that the Conservation Commission and/or the Planning Board review the application and provide written comment as to the impacts the proposed use may have on wetlands or wetland buffers. The following uses are not permitted in the Wetlands Conservation District, notwithstanding, that they may be permitted in the underlying zoning district:

A. Salt storage

B. Junkyards

- C. Solid or hazardous waste facilities
- D. Use of fertilizers, except for lime or wood ash
- E. Bulk storage or handling of chemicals, petroleum products, underground tanks, drums, aboveground tanks, hazardous materials, or toxic substances as defined under NH RSA 147-A2 VII and as amended from time to time
- F. Snow storage, unless in accordance with NH Department of Environmental Services Snow Disposal Guidelines (Document WMB-3, 2007)
- G. Sand and Gravel Excavations
- H. Processing of excavated material
- I. Any use not specifically listed as a permitted or conditional use.

§ 220-18.10 Non-local Permits

Notwithstanding the provisions Article IV or local approval of proposed uses, any permits required by the NH Department of Environmental Services Water Supply and Pollution Control Division under RSA 485-A: 17, the NH Wetlands Council under RSA 21-O.5-a and the US Army Corp of Engineers under section 404 of the Clean Water Act shall be obtained prior to the use or alteration of wetlands. Separate local approval of regulated uses in wetlands shall be required irrespective of obtaining non-local permits.

§ 220-18.11 Enforcement

Any wetlands altered in violation of Article IV, § 220-18 shall be restored at the expense of the violator(s) as provided by RSA 482-A. The Code Enforcement Officer shall be responsible for the enforcement of the provisions of this ordinance. From time to time as appropriate the Code Enforcement Officer may call upon the resources at the NH Department of Environmental Services to resolve any issues regarding the nature and/or extent of the violation and to enlist their help on a suitable restoration.

§ 220-19 Stormwater Management Regulations [Added 3-08-22 ATM by Article Z-22-H]

§ 220-19.1. Purpose [Amended 3-12-24 ATM by Art. Z-24-04]⁵

The purpose of post construction stormwater management standards is to provide reasonable guidance for the regulation of stormwater runoff to protect local natural resources from degradation and prevent adverse impacts to adjacent and downstream land, property, facilities, and infrastructure. These standards regulate discharges from stormwater and runoff from land development projects and other construction activities to control and minimize increases in stormwater runoff rates and volumes, soil erosion, stream channel erosion, and nonpoint source pollution associated with stormwater runoff.

⁵ Also refer to Chapter 230, Planning Board Site Plan Review Regulations for Stormwater Management regulations

The goal of these standards is to establish minimum stormwater management requirements and controls to protect and safeguard the general health, safety, and welfare of the public in the Town of Plaistow. This ordinance seeks to meet that goal through the following objectives:

- A. Minimize increases in stormwater runoff from any development to reduce flooding, siltation and streambank erosion and maintain the integrity of stream channels.
- B. Minimize increases in nonpoint source pollution caused by stormwater runoff from development which would otherwise degrade local water quality.
- C. Minimize the total volume of surface water runoff which flows from any specific site during and following development to not exceed the pre-development hydrologic condition to the maximum extent practicable as allowable by site conditions.
- D. Reduce stormwater runoff rates and volumes, soil erosion and nonpoint source pollution, wherever possible, through stormwater management controls and to ensure that these management controls are properly maintained and pose no threat to public safety or cause excessive municipal expenditures.
- E. Protect the quality of groundwater resources, surface water bodies and wetlands.

§ 220-19.2. Definitions

AUTHORIZED ENFORCEMENT AGENCY — employees or designees of the director of the municipal agency designated to enforce this ordinance.

BEST MANAGEMENT PRACTICES (BMPs) — schedules of activities, prohibitions of practices, general good housekeeping practices, pollution prevention and educational practices, maintenance procedures, and other management practices to prevent or reduce the discharge of pollutants directly or indirectly to storm water, receiving waters, or storm water conveyance systems. BMPs also include treatment practices, operating procedures, and practices to control site runoff, spillage or leaks, sludge or water disposal, or drainage from raw materials storage.

CERTIFIED SOIL SCIENTIST — A person qualified in soil classification and mapping who is certified by the State of New Hampshire Board of Natural Scientists.

CLEAN WATER ACT — The federal Water Pollution Control Act (33 U.S.C. 1251 et seq.), and any subsequent amendments thereto.

CONSTRUCTION ACTIVITY — Activities subject to NPDES Construction Permits. Currently these include construction projects resulting in land disturbance of 5 acres or more. Beginning in March 2003, NPDES Storm Water Phase II permits will be required for construction projects resulting in land disturbance of 1 acre or more. Such activities include but are not limited to clearing and grubbing, grading, excavating, and demolition.

CRITICAL AREAS — Disturbed areas of any size within 50 feet of any wetland, or 100 feet of any prime wetland (as defined in Plaistow Zoning Ordinance, Article IV, § 220-18). Disturbed areas exceeding 2,000 square feet in highly erodible soils or disturbed areas containing slope lengths exceeding 25 feet on slopes greater than 10 percent.

DEVELOPMENT — Any construction or land altering or grading activities other than for agricultural and silvicultural practices.

DISTURBED AREA — An area where the natural vegetation, including tree stumps, has been removed exposing underlying soil, or vegetation has been covered.

ENVIROMENTAL PROJECTION AGENCY (EPA) — The Federal agency responsible for implementing Clean Water Act entities including the National Pollutant Discharge Elimination System (NPDES) program.

EROSION — The detachment and movement of soil or rock fragments by water, wind, ice, or gravity.

HIGHLY ERODIBLE SOILS — Any soil with an erodibility class (K factor) greater than or equal to 0.43 in any layer as found in Table 3-1 of the “Stormwater Management and Erosion and Sediment Control Handbook for Urban and Developing Areas in New Hampshire.”

HAZARDOUS MATERIAL — Any material, including any substance, waste, or combination thereof, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may cause, or significantly contribute to, a substantial present or potential hazard to human health, safety, property, or the environment when improperly treated, stored, transported, disposed of, or otherwise managed.

ILLICIT DISCHARGE — Any direct or indirect non-storm water discharge to the storm drain system, except as exempted in Section 7 of this ordinance.

ILLICIT CONNECTION — An illicit connection is defined as either of the following:

- A. Any drain or conveyance, whether on the surface or subsurface, which allows an illegal discharge to enter the storm drain system including but not limited to any conveyances which allow any non-storm water discharge including sewage, process wastewater, and wash water to enter the storm drain system and any connections to the storm drain system from indoor drains and sinks, regardless of whether said drain or connection had been previously allowed, permitted, or approved by an authorized enforcement agency or,
- B. Any drain or conveyance connected from a commercial or industrial land use to the storm drain system which has not been documented in plans, maps, or equivalent records and approved by an authorized enforcement agency.

INDUSTRIAL ACTIVITY — Activities subject to NPDES Industrial Permits as defined in 40 CFR, Section 122.26 (b)(14).

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)

STORMWATER DISCHAGE PERMIT — means a permit issued by EPA (or by a State under authority delegated pursuant to 33 USC 1342(b)) that authorizes the discharge of pollutants to waters of the United States, whether the permit is applicable on an individual, group, or general area-wide basis.

NON-STORM WATER DISCHARGE — Any discharge to the storm drain system that is not composed entirely of storm water.

NOI — Notice of Intent as developed by the EPA.

NOT — Notice of Termination as developed by the EPA.

NPDES — National Pollutant Discharge Elimination System as developed by the EPA.

PERSON — means any individual, association, organization, partnership, firm, corporation, or other entity recognized by law and acting as either the owner or as the owner's agent.

PLAN — A document approved at the site design phase that outlines the measures and practice used to control storm water runoff at a site.

POLLUTANT — Anything which causes or contributes to pollution. Pollutants may include, but are not limited to: paints, varnishes, and solvents; oil and other automotive fluids; non-hazardous liquid and solid wastes and yard wastes; refuse, rubbish, garbage, litter, or other discarded or abandoned objects, ordinances, and accumulations, so that same may cause or contribute to pollution; floatables; pesticides, herbicides, and fertilizers; hazardous substances and wastes; sewage, fecal coliform and pathogens; dissolved and particulate metals; animal wastes; wastes and residues that result from constructing a building or structure; and noxious or offensive matter of any kind.

PREMISES — Any building, lot, parcel of land, or portion of land whether improved or unimproved including adjacent sidewalks and parking strips.

PROJECT AREA — The area within the subdivision or site plan boundaries plus any areas with associated offsite improvements.

SEDIMENT — Solid Material, either mineral or organic, that is in suspension, is transported, or has been moved from its site of origin by erosion.

STABILIZED — When the soil erosion rate approaches that of the undisturbed soils. Soils which are disturbed will be considered stabilized when covered with a healthy, mature growth of grass, or good covering of straw mulch or equivalent (seedless) mulch (at a rate of not less and 2 tons/acre). Mulch is only a temporary measure; ultimately, the site needs vegetation.

STORM DRAIN SYSTEM – Publicly-owned facilities by which storm water is collected and/or conveyed, including but not limited to any roads with drainage systems, municipal streets, gutters, curbs, inlets, piped storm drains, pumping facilities, retention, and detention basins, natural and human-made or altered drainage channels, reservoirs, and other drainage structures.

STORMWATER — Any surface flow, runoff, and drainage consisting entirely of water from any form of natural precipitation and resulting from such precipitation.

STORMWATER MANAGEMENT AND EROSION CONTROL PLAN (SWMP) — A plan which outlines project features, proposed temporary and permanent erosion control features, maintenance schedules and practices, and design basis used to establish both temporary and permanent design features.

STORMWATER POLLUTION PREVENTION PLAN (SWPPP) — A plan required by the EPA that clearly describes appropriate control measures that include a description of all pollution control measures (i.e., BMPs) that will be implemented as part of the construction activity to control pollutants in storm water discharges and describes the interim and permanent stabilization practices for the site.

STORMWATER RUNOFF — The water from precipitation that is not absorbed, evaporated, or otherwise stored within the contributing drainage area.

STREAM — Areas of flowing water occurring for sufficient time to develop and maintain defined channels; but may not flow during dry portions of the year. Includes but is not limited to all perennial and intermittent streams located on US Geological Survey Maps.

WASTEWATER — means any water or other liquid, other than uncontaminated storm water, discharged from a facility.

§ 220-19.3. Minimum Thresholds for Applicability [Amended 3-12-24 ATM by Art. Z-24-04]

1. An applicant for any land use related permit from the Town of Plaistow shall design and submit a custom construction storm water management and erosion control plan to the Planning Board, or their agent, for any tract of land being developed, redeveloped, or subdivided, and for any tract of land being subdivided or developed in a manner that would be subject to site plan review, where one or more of the following conditions are proposed:
 - a. A cumulative disturbed area exceeding 15,000 square feet
 - b. Construction or reconstruction of a street or road
 - c. A subdivision of two or more building lots or a Planned Residential Subdivision lot
 - d. Proposed work adjacent to a wetlands buffer
 - e. Disturbed critical areas (see definitions for disturbed areas and critical areas)
2. A waiver of this ordinance may be granted by the Planning Board. The applicant must provide evidence, in writing, to support the request for waiver due to the size or character of the project, or the natural conditions of the site.
3. The following activities are considered exempt from this ordinance:
 - a. Agricultural and forestry practices located outside wetlands and surface water setbacks and/or buffers.
 - b. Resurfacing and routine maintenance of roads and parking lots.
 - c. Exterior and interior alterations and maintenance to existing buildings and structures.

§ 220-19.4. Stormwater Discharges Associated with Commercial/Industrial Activities

[Amended 3-12-24 ATM by Art. Z-24-04]⁶

Each commercial and industrial facility approved under this Ordinance is required to perform annual site inspections (at a minimum). The site inspection must be documented and at a minimum should include: review of stormwater flow paths; conditions of any sediment or contaminant control devices; water quality notation; corrective actions and time frames if unacceptable water quality runoff is noted; and the name and position of the inspector. All records of the inspections must be made available to the Town or their designee upon request.

§ 220-19.5 Notification for Spills or Other Non-Stormwater Discharge [Amended 3-12-24 ATM by Art. Z-24-04]

As soon as any person responsible for a facility, site, activity or operation has information of any known or suspected release of pollutants or non-stormwater discharges which are resulting or may result in illicit discharges or pollutants discharging into stormwater, the Town of Plaistow's municipal storm system, state waters, or waters of the United States, said person shall take all necessary steps to ensure the discovery, containment and cleanup of such release as to minimize the effects of the discharge. If said individual is not competent to assess, contain, or clean-up, that person shall immediately notify another competent individual or firm. If the substance poses an immediate health or safety concern, the Town of Plaistow's Emergency Services must immediately be notified. This notification should be made as soon as possible, however, no later than 24 hours post event. This notification does not preclude and must be made in addition to any Federal or State required notifications. The site operator/owner must be aware that discharges such as treated swimming pool water are not allowed discharges unless appropriate measures have been taken to reduce the treatment chemical concentrations in the water.

§ 220-19.6 Regulated Discharges to MS4 in Urbanized Area [Amended 3-12-24 ATM by Art. Z-24-04]

Portions of the Town of Plaistow's Municipal Separate Storm Sewer System (MS4) are within an "urbanized area" (UA), as defined by the Bureau of Census, and fall under mandatory regulation under EPA Phase II Stormwater Management Regulations. This area is identified on the Town of Plaistow's Stormwater Map. Within the UA all discharges to Town streets and associated drainage systems, both open and closed, are regulated by the Town's MS4 Stormwater Permit. All land in Plaistow, both within and outside of the UA, will comply with this Ordinance.

§ 220-19.7. Illicit Discharge and Connection**§ 220-19.7.1. Discharge prohibitions.****1. Prohibition of Illegal Discharges.**

No person shall discharge or cause to be discharged into the municipal storm drain system or watercourses any materials, including but not limited to pollutants or waters containing

⁶ §220-19.4, §220-19.5 and §220-19.6 were amended only by reordering the section number

any pollutants that cause or contribute to a violation of applicable water quality standards, other than storm water.

The commencement, conduct or continuance of any illegal discharge to the storm drain system is prohibited except as described as follows:

1. The following discharges are exempt from discharge prohibitions established by this ordinance: water line flushing or other potable water sources, landscape irrigation or lawn watering, diverted stream flows, rising ground water, ground water infiltration to storm drains, uncontaminated pumped ground water, foundation or footing drains (not including active groundwater dewatering systems), crawl space pumps, air conditioning condensation, springs, non-commercial washing of vehicles, natural riparian habitat or wet-land flows, swimming pools (if dechlorinated - typically less than one PPM chlorine), firefighting activities, and any other water source not containing Pollutants.
2. Discharges specified in writing by the Town of Plaistow as being necessary to protect public health and safety.
3. Dye testing is an allowable discharge but requires a verbal notification to the Town of Plaistow prior to the time of the test.
4. The prohibition shall not apply to any non-storm water discharge permitted under an NPDES permit, waiver, or waste discharge order issued to the discharger and administered under the authority of the Federal Environmental Protection Agency, provided that the discharger is in full compliance with all requirements of the permit, waiver, or order and other applicable laws and regulations, and provided that written approval has been granted for any discharge to the storm drain system.

B. Prohibition of Illicit Connections.

1. The construction, use, maintenance, or continued existence of illicit connections to the storm drain system is prohibited.
2. This prohibition expressly includes, without limitation, illicit connections made in the past, regardless of whether the connection was permissible under law or practices applicable or prevailing at the time of connection.
3. A person is in violation of this ordinance if the person connects a line conveying sewage to the MS4 or allows such a connection to continue.

§ 220-19.7.2. Suspension of MS4 access.

A. Suspension due to Illicit Discharges in Emergency Situations.

The Town of Plaistow may, without prior notice, suspend MS4 discharge access to a person when such suspension is necessary to stop an actual or threatened discharge which presents or may present imminent and substantial danger to the environment, or to the health or welfare of persons, or to the MS4 or Waters of the United States. If the violator fails to comply with a

suspension order issued in an emergency, the Town of Plaistow may take such steps as deemed necessary to prevent or minimize damage to the MS4 or Waters of the United States, or to minimize danger to persons.

B. Suspension due to the Detection of Illicit Discharge

Any person discharging to the MS4 in violation of this ordinance may have their MS4 access terminated if such termination would abate or reduce an illicit discharge. The Town of Plaistow will notify a violator of the proposed termination of its MS4 access. The violator may petition the Town of Plaistow for a reconsideration and hearing.

C. A person commits an offense if the person reinstates MS4 access to premises terminated pursuant to this Section, without the prior approval of the Town of Plaistow.

§ 220-19.7.3. Industrial or construction activity discharges.

Any person subject to an industrial or construction activity NPDES storm water discharge permit shall comply with all provisions of such permit. Proof of compliance with said permit may be required in a form acceptable to the Town of Plaistow prior to the allowing of discharges to the MS4.

§ 220-19.7.4. Monitoring of discharges.

A. Applicability.

This section applies to all facilities that have storm water discharges associated with industrial activity, including construction activity.

B. Access to Facilities.

1. The Town of Plaistow shall be permitted to enter and inspect facilities subject to regulation under this ordinance as often as may be necessary to determine compliance with this ordinance. If a discharger has security measures in force which require proper identification and clearance before entry into its premises, the discharger shall make the necessary arrangements to allow access to representatives of the Town of Plaistow.
2. Facility operators shall allow the Town of Plaistow ready access to all parts of the premises for the purposes of inspection, sampling, examination and copying of records that must be kept under the conditions of an NPDES permit to discharge storm water, and the performance of any additional duties as defined by state and federal law.
3. The Town of Plaistow shall have the right to set up on any permitted facility such devices as are necessary in the opinion of the Town of Plaistow to conduct monitoring and/or sampling of the facility's storm water discharge.
4. The Town of Plaistow has the right to require the discharger to install monitoring equipment as necessary. The facility's sampling and monitoring equipment shall be maintained at all times in a safe and proper operating condition by the discharger at its own expense. All devices used to measure storm water flow and quality shall be calibrated to ensure their accuracy.

5. Any temporary or permanent obstruction to safe and easy access to the facility to be inspected and/or sampled shall be promptly removed by the operator at the written or oral request of the Town of Plaistow and shall not be replaced. The costs of clearing such access shall be borne by the operator.
6. Unreasonable delays in allowing the Town of Plaistow access to a permitted facility is a violation of a storm water discharge permit and of this ordinance. A person who is the operator of a facility with a NPDES permit to discharge storm water associated with industrial activity commits an offense if the person denies the Town of Plaistow reasonable access to the permitted facility for the purpose of conducting any activity authorized or required by this ordinance.
7. If the Town of Plaistow has been refused access to any part of the premises from which storm water is discharged, and he/she is able to demonstrate probable cause to believe that there may be a violation of this ordinance, or that there is a need to inspect and/or sample as part of a routine inspection and sampling program designed to verify compliance with this ordinance or any order issued hereunder, or to protect the overall public health, safety, and welfare of the community, then the Town of Plaistow may seek issuance of a search warrant from any court of competent jurisdiction.

§ 220-19.7.5. Requirement to prevent, control, and reduce storm water pollutants by the use of Best Management Practices.

The Town of Plaistow will adopt requirements identifying Best Management Practices for any Town activity, operation, or facility which may cause or contribute to pollution or contamination of storm water, the storm drain system, or waters of the U.S. The owner or operator of a commercial or industrial establishment shall provide, at their own expense, reasonable protection from accidental discharge of prohibited materials or other wastes into the municipal storm drain system or watercourses through the use of these structural and non-structural BMPs. Further, any person responsible for a property or premise, which is, or may be, the source of an illicit discharge, may be required to implement, at said person's expense, additional structural and non-structural BMPs to prevent the further discharge of pollutants to the municipal separate storm sewer system. Compliance with all terms and conditions of a valid NPDES permit authorizing the discharge of storm water associated with industrial activity, to the extent practicable, shall be deemed compliance with the provisions of this section. These BMPs shall be part of a Storm Water Pollution Prevention Plan (SWPPP) as necessary for compliance with requirements of the NPDES permit.

§ 220-19.7.6. Watercourse protection.

Every person owning property through which a watercourse passes, or such person's lessee, shall keep and maintain that part of the watercourse within the property free of trash, debris, excessive vegetation, and other obstacles that would pollute, contaminate, or significantly retard the flow of water through the watercourse. In addition, the owner or lessee shall maintain existing privately-owned structures within or adjacent to a watercourse, so that such structures will not become a hazard to the use, function, or physical integrity of the watercourse.

§ 220-19.8. Enforcement.

- A. The Town of Plaistow shall designate the Code Enforcement Officer as the individual with the legal authority to:
1. Prohibit illicit discharges
 2. Investigate suspected illicit discharges
 3. Eliminate illicit discharges including those from properties not owned by or controlled by the MS4 that discharge into the MS4 system
 4. Develop enforcement procedures and actions
- B. When the Code Enforcement Officer is not available, the Health Officer may assume the enforcement authority of the Code Enforcement. Should neither be available, the Town Manager may appoint a person to temporarily assume the enforcement authority.

§ 220-19.8.1 Notice of Violation.

- A. Whenever the Town of Plaistow finds that a person(s) has violated a prohibition or failed to meet a requirement of this Ordinance, the Town of Plaistow may order compliance by written notice of violation to the responsible person. Such notice may require without limitation:
1. The performance of monitoring, analyses, and reporting;
 2. The elimination of illicit connections or discharges;
 3. That violating discharges, practices, or operations shall immediately cease and desist;
 4. When the connections or discharges cannot be eliminated immediately, an expeditious schedule for elimination must be prepared.
 5. The abatement or remediation of storm water pollution or contamination hazards and the restoration of any affected property;
 6. Payment of a fine to cover administrative and remediation costs;
 7. The implementation of source control or treatment BMPs.
- B. If an abatement of a violation and/or restoration of affected property is required, the notice shall set forth a deadline within which such remediation or restoration must be completed. Said notice shall further advise that, should the violator fail to remediate or restore within the established deadline, the work will be done by a designated governmental agency, or a contractor and the expense thereof shall be charged to the violator.
- C. All responsible parties must be notified of the illicit connections and/or discharges.

§ 220-19.8.2. Notification of spills.

Notwithstanding other requirements of law, as soon as any person responsible for a facility or operation, or responsible for emergency response for a facility or operation has information of any known or suspected release of materials which are resulting or may result in illegal discharges or pollutants discharging into storm water, the storm drain system, or water of the U.S. said person shall take all necessary steps to ensure the discovery, containment, and cleanup of such release. In the event of such a release of hazardous materials said person shall immediately notify emergency response agencies of the occurrence via emergency dispatch services. In the event of a release of

non-hazardous materials, said person shall notify the Town of Plaistow in person or by phone or facsimile no later than the next business day. Notifications in person or by phone shall be confirmed by written notice addressed and mailed to the Town of Plaistow within three business days of the phone notice. If the discharge of prohibited materials emanates from a commercial or industrial establishment, the owner or operator of such establishment shall also retain an on-site written record of the discharge and the actions taken to prevent its recurrence. Such records shall be retained for at least three years.

§ 220-19.8.3 Penalties [Amended 3-12-24 ATM by Art. Z-24-04]⁷

The purpose of this article is to enact locally the administrative and enforcement procedures set for in RSA Title LXIV, specifically RSA 676:15, 16, 17 and 17-b of the exiting planning and land use statutes.

A. RSA Title LXIV, (64), specifically RSA 676:15, 16, 17, 17-a and 17-b, authorizes the following penalties and remedies for enforcement of the provisions of this Ordinance:

1. Injunctive relief in accordance with RSA 676:15
2. Fines and penalties in accordance with RSA 676:17
3. Issuance of a cease and desist order in accordance with 676:17-a
4. Pleas by mail for local land use citations in accordance with RSA 676:17-b

B. Any violation of the requirements of this Ordinance shall be subject to enforcement by the Code Enforcement Officer, or the designated agent for the Town of Plaistow, who shall be empowered to take any action authorized by the provisions of RSA Title PXIV, or any other applicable law, ordinance, or regulation.

Prior to taking any other action, the Town shall issue a Notice of Violation.

§ 220-19.8.4. Appeal of Notice of Violation.

Any person receiving a Notice of Violation may appeal the determination of the Town of Plaistow. The notice of appeal must be received within 30 days from the date of the Notice of Violation. A Hearing on the appeal before the appropriate authority or his/her designee shall take place within 15 days from the date of receipt of the notice of appeal. The decision of the municipal authority or their designee shall be final.

§ 220-19.8.5. Enforcement measures after appeal.

If the violation has not been corrected pursuant to the requirements set forth in the Notice of Violation, or, in the event of an appeal, within 90 days, or an interval specified by the Town of Plaistow Planning Board, of the decision of the municipal authority upholding the decision of the Town of Plaistow, then representatives of the Town of Plaistow shall enter upon the subject private property and are authorized to take any and all measures necessary to abate the violation and/or restore the property. It shall be unlawful for any person, owner, agent, or person in possession of any premises to refuse to allow the government agency or designated contractor to enter upon the premises for the purposes set forth above.

⁷ The amendment removed the sample violation letter

§ 220-19.8.6. Cost of abatement of the violation.

A. Within 30 days, or an interval specified by the Town of Plaistow Planning Board, after abatement of the violation, the owner of the property will be notified of the cost of abatement, including administrative costs. The property owner may file a written protest objecting to the amount of the assessment within 30 days. If the amount due is not paid within a timely manner as determined by the decision of the municipal authority or by the expiration of the time in which to file an appeal, the charges shall become a special assessment against the property and shall constitute a lien on the property for the amount of the assessment.

B. Any person violating any of the provisions of this article shall become liable to the Town of Plaistow by reason of such violation. The liability shall be paid in not more than 12 equal payments. Interest at the rate of 5 percent per annum shall be assessed on the balance beginning on the 31st day following discovery of the violation.

§ 220-19.8.7. Injunctive relief.

It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this Ordinance. If a person has violated or continues to violate the provisions of this ordinance, the Town of Plaistow may petition for a preliminary or permanent injunction restraining the person from activities which would create further violations or compelling the person to perform abatement or remediation of the violation.

§ 220-19.8.8. Compensatory action.

In lieu of enforcement proceedings, penalties, and remedies authorized by this Ordinance, the Town of Plaistow may impose a violator alternative compensatory action, such as storm drain stenciling, attendance at compliance workshops, creek cleanup, etc.

§ 220-19.8.9. Violations deemed a public nuisance.

In addition to the enforcement processes and penalties provided, any condition caused or permitted to exist in violation of any of the provisions of this Ordinance is a threat to public health, safety, and welfare, and is declared and deemed a nuisance, and may be summarily abated or restored at the violator's expense, and/or a civil action to abate, enjoin, or otherwise compel the cessation of such nuisance may be taken.

§ 220-19.8.10. Criminal prosecution.

Any person that has violated or continues to violate this ordinance shall be liable to criminal prosecution to the fullest extent of the law and shall be subject to a criminal penalty of \$500.00 dollars per violation per day and/or imprisonment not to exceed 30 days.

The Town of Plaistow may recover all attorney's fees, court costs and other expenses associated with enforcement of this ordinance, including sampling and monitoring expenses.

§ 220-19.8.11. Remedies not exclusive.

The remedies listed in this ordinance are not exclusive of any other remedies available under any applicable federal, state, or local law and it is within the discretion of the Town of Plaistow to seek cumulative remedies.

§220-20. Floodplain Management Ordinance [Added 3-14-23 ATM by Z-23-16]**§220-20.1 - Statutory authority and purpose**

- A. This ordinance adopted pursuant to the authority of RSA 674:16, RSA 674:17, and 674:56, shall be known as the Plaistow Floodplain Management Ordinance (“Ordinance”). The regulations in this Ordinance shall overlay and supplement the regulations in the Plaistow Zoning Ordinance (“PZO”) and shall be considered part of the PZO for purposes of administration and appeals under state law.
- B. The purpose of this Ordinance is to promote the public health, safety, and general welfare; minimize hazards to persons and property from flooding; to protect watercourses from encroachment; and to maintain the capability of floodplains to retain and carry off floodwaters.

§220-20.2 – Findings of fact and applicability

- A. Certain areas of the Town of Plaistow are subject to periodic flooding, causing serious damages to properties within these areas. Relief is available in the form of flood insurance as authorized by the National Flood Insurance Act of 1968. Therefore, the Town of Plaistow has chosen to become a participating community in the National Flood Insurance Program (NFIP) and agrees to comply with the requirements of the National Flood Insurance Act of 1968 (P.L. 90-488, as amended) as detailed in this Ordinance.
- B. The following regulations in this Ordinance shall apply to all lands within Town of Plaistow and designated as special flood hazard areas by the Federal Emergency Management Agency (FEMA) in its “Flood Insurance Study (FIS) for Rockingham County, NH” dated May 17, 2005, or as amended, together with the associated Flood Insurance Rate Map (FIRM) panels 0370E, 0390E, 0560E, 0576E, 0577E, 0578E, 0579E, 0585E, 0590E, dated May 17, 2005, or as amended and associated amendments and revisions, which are declared to be a part of this Ordinance and are hereby incorporated by reference.
- C. This Ordinance establishes a permit system and review procedure for development in a special flood hazard area of the Town of Plaistow.

§220-20.3 – Administrative provisions

- A. If any provision of this Ordinance differs or appears in conflict with any other ordinance or regulation, the provision imposing the greater restriction or more stringent standard shall be controlling.

B. Should any section or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof other than the part so declared to be unconstitutional or invalid.

C. In accordance with RSA 676, the Floodplain Administrator shall enforce and administer the provisions of this Ordinance.

D. The degree of flood protection required by this Ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur, and flood heights may be increased by man-made or natural causes. This Ordinance does not imply that land outside of a special flood hazard area or uses that are permitted within such areas will be free from flooding or flood damage.

§220-20.4 – Floodplain administrator duties and responsibilities

The Plaistow Code Enforcement Officer is hereby appointed to administer and implement these regulations and is referred to herein as the “Floodplain Administrator.”

The duties and responsibilities of the Floodplain Administrator shall include, but are not limited to:

- A. Ensure that permits are obtained for proposed development in a special flood hazard area.
- B. Review all permit applications for completeness and accuracy, and coordinate with the applicant for corrections or further documentation, as needed.
- C. Interpret the special flood hazard area and floodway boundaries and determine whether a proposed development is located in a special flood hazard area, and if so, whether it is also located in a floodway.
- D. Provide available flood zone and base flood elevation information pertinent to the proposed development.
- E. Make the determination as to whether a structure will be substantially improved or has incurred substantial damage as defined in this Ordinance and enforce the provisions of this Ordinance for any structure determined to be substantially improved or substantially damaged.
- F. Issue or deny a permit based on review of the permit application and any required accompanying documentation.
- G. Ensure prior to any alteration or relocation of a watercourse that the required submittal and notification requirements in this Ordinance are met.
- H. Review all required as-built documentation and other documentation submitted by the applicant for completeness and accuracy and verify that all permit conditions have been completed in compliance with this Ordinance.
- I. Notify the applicant in writing of either compliance or non-compliance with the provisions of this Ordinance.
- J. Ensure the administrative and enforcement procedures detailed in RSA 676 are followed for any violations of this Ordinance.

- K. Submit to FEMA, or require applicants to submit to FEMA, data, and information necessary to maintain FIRMs, including hydrologic and hydraulic engineering analyses prepared by or for the Town of Plaistow, within six (6) months after such data and information becomes available if the analyses indicate changes in base flood elevations, special flood hazard area and/or floodway boundaries.
- L. Maintain and permanently keep and make available for public inspection all records that are necessary for the administration of these regulations, including: local permit documents, flood zone and base flood elevation determinations, substantial improvement and damage determinations, variance and enforcement documentation, and as-built elevation and dry floodproofing data for structures subject to this Ordinance.
- M. Delegate duties and responsibilities set forth in these regulations to qualified technical personnel, inspectors, or other community officials as needed.

§220-20.5 - Flood zone and floodway determinations

- A. The Floodplain Administrator shall determine whether any portion of a proposed development is located in a special flood hazard area and if so, whether it is also located in a floodway, using the effective FIRM. If the development is located wholly or partially in a special flood hazard area, the Floodplain Administrator shall determine the flood zone and the applicable requirements in the Ordinance that shall apply to the development.
- B. Where it is unclear whether a site is in a special flood hazard area and/or in a floodway, the Floodplain Administrator may require additional information from the applicant to determine the development's location on the effective FIRM.
- C. If any portion of a development including a structure and its attachments (e.g. deck posts, stairs) is located in multiple flood zones, the flood zone with the more restrictive requirements documented in this Ordinance shall apply.
- D. Where a conflict exists between the floodplain limits illustrated on the FIRM and actual natural ground elevation, the base flood elevation(s) in relation to the actual natural ground elevation shall be the governing factor in locating the regulatory floodplain limits.
- E. Within a riverine special flood hazard area designated as Zone A, the Floodplain Administrator shall obtain, review, and reasonably utilize any floodway data available from Federal, State, or other sources. If floodway data is available, the applicant shall meet the floodway requirements in §220-20.13 of this Ordinance.

§220-20.6 – Substantial improvement and damage determinations

- A. For all development in a special flood hazard area that proposes to improve an existing structure, including alterations, movement, enlargement, replacement, repair, additions, rehabilitations, renovations, repairs of damage from any origin (such as, but not limited to flood, fire, wind or snow) and any other improvement of or work on such structure including within its existing footprint, the Floodplain Administrator, in coordination with any other applicable community

official(s), shall be responsible for the following:

1. Review description of proposed work submitted by the applicant.
2. Use the community's current assessed value of the structure (excluding the land) to determine the market value of the structure prior to the start of the initial repair or improvement, or in the case of damage, the market value prior to the damage occurring. If the applicant disagrees with the use of the community's assessed value of the structure, the applicant is responsible for engaging a licensed property appraiser to submit a comparable property appraisal for the total market value of only the structure.
3. Review cost estimates of the proposed work including donated or discounted materials and owner and volunteer labor submitted by the applicant. Determine if the costs are reasonable for the proposed work, or use other acceptable methods, such as those prepared by licensed contractors or professional construction cost estimators and from building valuation tables, to estimate the costs.
4. Determine if the proposed work constitutes substantial improvement or repair of substantial damage as defined in this Ordinance.
5. Notify the applicant in writing of the result of the substantial improvement or damage determination. If the determination is that the work constitutes substantial improvement or substantial damage, the written documentation shall state that full compliance with the provisions of this Ordinance is required.
6. Repair, alteration, additions, rehabilitation, or other improvements of historic structures shall not be subject to the elevation and dry floodproofing requirements of this Ordinance if the proposed work will not affect the structure's designation as a historic structure. The documentation of a structure's continued eligibility and designation as a historic structure shall be required by the Floodplain Administrator in approving this exemption.

§220-20.7 – Floodplain permitting requirements

- A. All proposed development within a special flood hazard area shall require a permit from the Town of Plaistow, prior to the commencement of any development activities. Development, as defined in this Ordinance, includes both building and non-building activities.
- B. To obtain a permit, the applicant shall first submit a completed application in writing on a form furnished by the Town of Plaistow, for that purpose. Every application shall include, but is not limited to:
 1. The name, address and phone number of the applicant, owner, and contractor(s);
 2. A map indicating the location of the proposed development sufficient to accurately locate property and structure(s) in relation to existing roads and waterbodies;
 3. A description of the proposed development and the use or occupancy for which the proposed development is intended;
 4. If the development involves proposed work on an existing structure, a description of the total costs of the proposed work including all materials and labor;
 5. In a Zone A, for proposed developments either greater than 50 lots or greater than 5 acres, the base flood elevation(s) established for the area, including any data such as hydraulic and hydrologic analyses, used to determine the elevation(s);
 6. Submittal of evidence that all necessary permits have been obtained from those Federal,

- State, or local government agencies from which prior approval is required; and
7. Such other material and information as may be requested by the Floodplain Administrator to determine conformance with, and provide enforcement of, this Ordinance.
- C. The Floodplain Administrator shall review all permit applications for completeness and accuracy, and coordinate with the applicant for corrections or further documentation, as needed. If the proposed development will comply with this Ordinance, the Floodplain Administrator shall approve the application and issue a permit. If the proposed development will not comply with this Ordinance, the Floodplain Administrator shall deny the permit application and return to the applicant with a written explanation of denial.
- D. Following completion of new construction of a structure or an existing structure that was substantially improved or replaced, or that incurred substantial damage, or the placement or substantial improvement of a manufactured home, the applicant shall submit the following to the Floodplain Administrator:
1. A completed and certified copy of an Elevation Certificate that includes the as-built elevation (in relation to mean sea level) of the lowest floor of the structure and whether or not the structure has a basement.
 2. If a non-residential structure includes dry floodproofing, a completed and certified copy of the Floodproofing Certificate for Non-Residential Structures that includes the as-built elevation (in relation to mean sea level) to which the structure was dry floodproofed and certification of floodproofing.
- E. The Floodplain Administrator shall review all required as-built documentation and other documentation submitted by the applicant for completeness and accuracy and verify that all permit conditions have been completed in compliance with this Ordinance.

The Floodplain Administrator shall either:

1. Issue a Certificate of Compliance to the applicant if it has been determined that full compliance with this Ordinance has been met; or
2. Notify the applicant in writing of any violation of this Ordinance and the actions required to bring the development into compliance with this Ordinance if it has been determined that full compliance with this Ordinance has not been met.

§220-20.8 - Flood elevation determinations

- A. The Floodplain Administrator shall determine the flood elevation for a structure as applicable for each permit application in the following flood zones:
1. For Zone AE, the base flood elevation is determined from the data provided in the community's FIS and accompanying FIRM.
 2. For Zone A with no base flood elevation shown in the FIS or on the FIRM:
 - a. The Floodplain Administrator shall obtain, review, and reasonably utilize any base flood elevation data available from any Federal, State or other source including data submitted to the community for development proposals (i.e. subdivisions, site plan approvals).

- b. Where a base flood elevation is not available or not known, the base flood elevation shall be determined to be at least 2 feet above the highest adjacent grade.
 - c. For a development either greater than 50 lots or greater than 5 acres, the applicant shall develop a base flood elevation for the site and provide it to the Floodplain Administrator with their permit application.
- B. If a structure is affected by multiple base flood elevations, the highest base flood elevation shall apply.

§220-20.9 –Floodplain development requirements

- A. All development located in a special flood hazard area shall be:
- 1. Reasonably safe from flooding;
 - 2. Designed and constructed with methods and practices that minimize flood damage;
 - 3. Designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement (including structures and above ground gas or liquid storage tanks);
 - 4. Constructed with flood damage-resistant materials;
 - 5. Constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment, and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;
 - 6. Adequately drained to reduce exposure to flood hazards;
 - 7. Compliant with the applicable requirements of the State Building Code and the applicable standards in this Ordinance, whichever is more restrictive.

§220-20.10 – Structure requirements

- A. New construction of a residential structure, or an existing residential structure to be substantially improved or replaced, or that has incurred substantial damage, located in a special flood hazard area shall have the lowest floor elevated at least one foot above the base flood elevation.
- B. New construction of a non-residential structure, or an existing non-residential structure to be substantially improved or replaced, or that has incurred substantial damage, located in a special flood hazard area shall:
- 1. Have the lowest floor elevated at least one foot above the base flood elevation; or
 - 2. Together with attendant utility and sanitary facilities:
 - a. Be floodproofed at least one foot above the base flood elevation so that below this elevation the structure is watertight with walls substantially impermeable to the passage of water;
 - b. Have structural components capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy; and
 - c. Be certified by a registered professional engineer or architect that the dry floodproofing design and methods of construction are in accordance with accepted standards of practice for meeting the provisions of this section. Such certification shall be provided to the Floodplain Administrator in the form of a completed and signed Floodproofing Certificate for Non-Residential Structures.

- C. A fully enclosed area for new construction of a structure, or an existing structure to be substantially improved or replaced, or that has incurred substantial damage located in a special flood hazard area that is below the lowest floor of a structure, below the base flood elevation, and therefore subject to flooding, shall meet the following requirements:
1. Be constructed with flood damage-resistant materials;
 2. Be used solely for the parking of vehicles, building access, or storage;
 3. Be constructed with the floor of the enclosed area at grade on at least one side of the structure; and
 4. Be constructed with flood openings installed in the enclosure walls so that they are designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwater. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria:
 - a. A minimum of two flood openings on different sides of each enclosed area having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided;
 - b. The bottom of all flood openings shall be no higher on the enclosure wall than one foot above either the interior or exterior grade, whichever is higher; and
 - c. Flood openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.
- D. A fully enclosed area that has a floor that is below grade on all sides, including below-grade crawlspaces and basements are prohibited for new structures, existing structures to be substantially improved or replaced, or that have incurred substantial damage located in a special flood hazard area.

§220-20.11 – Manufactured homes and recreational vehicles

- A. A new manufactured home to be placed, or an existing manufactured home to be substantially improved or replaced, or that has incurred substantial damage, located in a special flood hazard area shall:
1. Have the lowest floor elevated at least one foot above the base flood elevation;
 2. Be on a permanent, reinforced foundation;
 3. Be installed using methods and practices which minimize flood damage;
 4. Be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement. Methods of anchoring are authorized to include, but are not to be limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces; and
 5. Comply with the requirements of §220-20.10(C) of this Ordinance in cases where fully enclosed areas are present below an elevated manufactured home, including enclosures surrounded by rigid skirting or other material attached to the frame or foundation. Flexible skirting and rigid skirting not attached to the frame or foundation of a manufactured home are not required to have flood openings.

- B. A recreational vehicle located within a special flood hazard area shall meet one of the following requirements:
1. Be on a site for fewer than 180 consecutive days; or
 2. Be fully licensed, on wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and have no permanently attached additions; or
 3. Meet the requirements for “manufactured homes” as stated in §220-20.11(A) of this Ordinance.

§220-20.12 - Water supply and sewage disposal systems

- A. The following standards shall apply to all water supply, sanitary sewage, and on-site waste disposal systems located in a special flood hazard area:
1. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the systems;
 2. New and replacement sanitary sewage systems shall be designed and located to minimize or eliminate infiltration of flood waters into the systems and discharge from the system into flood waters; and
 3. On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding.

§220-20.13 – Floodway requirements

- A. Within a floodway, for any development, including fill, new construction, substantial improvements and other development or land disturbing-activity the applicant must, prior to a permit being issued by the Floodplain Administrator, submit certification prepared by a registered professional engineer, along with supporting technical data and analyses, that demonstrates that such development will not cause any increase in the base flood elevation at any location in the community.

If the analyses demonstrate that the proposed activities will result in any increase in the base flood elevation, the applicant must obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to permit issuance by the Floodplain Administrator. The Floodplain Administrator reserves the right to deny a permit for the project if concerns about the development being reasonably safe from flooding remain following issuance of the CLOMR. If a permit is issued and the project completed, the applicant must also obtain a Letter of Map Revision (LOMR) from FEMA. CLOMR and LOMR submittal requirements and fees shall be the responsibility of the applicant.

- B. Within a riverine special flood hazard area where a base flood elevation has been determined but a floodway has not been designated, for any development, including fill, new construction, substantial improvements and other development or land disturbing-activity, the applicant must, prior to a permit being issued by the Floodplain Administrator, submit certification prepared by a registered professional engineer, along with supporting technical data and analyses, that demonstrates that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the base flood elevation more than

one (1) foot at any point within the community.

If the analyses demonstrate that the proposed activities will result in more than a one (1) foot increase in the base flood elevation, the applicant must obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to permit issuance by the Floodplain Administrator. The Floodplain Administrator reserves the right to deny a permit for the project if concerns about the development being reasonably safe from flooding remain following issuance of the CLOMR. If a permit is issued and the project completed, the applicant must also obtain a Letter of Map Revision (LOMR) from FEMA. CLOMR and LOMR submittal requirements and fees shall be the responsibility of the applicant.

§220-20.14 – Watercourse alterations

- A. Prior to a permit being issued by the Floodplain Administrator for any alteration or relocation of any riverine watercourse, the applicant shall:
 - 1. Notify the Wetlands Bureau of the New Hampshire Department of Environmental Services and submit copies of such notification to the Floodplain Administrator, in addition to the copies required by RSA 482-A: 3; and
 - 2. Submit to the Floodplain Administrator certification provided by a registered professional engineer, assuring that the flood carrying capacity of an altered or relocated watercourse can and will be maintained.
- B. Prior to a permit being issued for any alteration or relocation of any riverine watercourse, the Floodplain Administrator shall notify adjacent communities and the State NFIP Coordinating Agency and submit copies of such notification to FEMA's Federal Insurance Administrator.

§220-20.15 - Variances and appeals

- A. Any order, requirement, decision, or determination of the Floodplain Administrator made under this Ordinance may be appealed to the Zoning Board of Adjustment as set forth in RSA 676:5.
- B. If the applicant, upon appeal, requests a variance as authorized by RSA 674:33, I (b), the applicant shall have the burden of showing in addition to the variance standards under state law that:
 - 1. The variance will not result in increased flood heights of any magnitude, additional threats to public safety, fraud on or victimization of the public; or extraordinary public expense;
 - 2. The issuance of the variance will not conflict with other State, Federal or local laws or Ordinances;
 - 3. If the requested variance is for activity within a floodway, no increase in flood levels during the base flood discharge will result; and
 - 4. The variance is the minimum necessary, considering the flood hazard, to afford relief.
- C. The Zoning Board of Adjustment shall notify the applicant in writing that:
 - 1. The issuance of a variance to construct below the base flood elevation will result in

increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage; and

2. Such construction below the base flood elevation increases risks to life and property.

Such notification shall be maintained with a record of all variance actions.

D. The community shall:

1. Maintain a record of all variance actions, including their justification for their issuance; and
2. Report such variances issued in its annual or biennial report submitted to FEMA's Federal Insurance Administrator.

§220-20.16 - Definitions

The following definitions shall apply only to this Floodplain Management Ordinance, and shall not be affected by the provisions of any other Ordinance.

ACCESSORY USE OR STRUCTURE as defined in Article II, Definitions.

BASE FLOOD OR 1 PERCENT ANNUAL CHANCE FLOOD means the flood having a one-percent possibility of being equaled or exceeded in any given year.

BASE FLOOD ELEVATION (BFE) means the elevation of the base (one-percent annual chance) flood referenced to a specified vertical datum (National Geodetic Vertical Datum of 1929 or North American Vertical Datum of 1988).

BASEMENT means any area of a structure having its floor subgrade (below ground-level) on all sides.

BUILDING - see "Structure".

CONDITIONAL LETTER OF MAP REVISION (CLOMR) means FEMA's comment on a proposed project that would, upon construction, affect the hydrologic and/or hydraulic characteristics of a flooding source and thus result in the modification of the existing floodway, base flood elevation, or the special flood hazard area. CLOMRs do not revise an effective FIRM since they do not reflect as-built conditions.

DEVELOPMENT means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavating or drilling operations or storage of equipment or materials.

ELEVATION CERTIFICATE means a form developed by FEMA to collect surveyed elevations and other information about a building, which can be used for the purposes of compliance with a community's floodplain regulations, flood insurance rating, and Letters of Map Amendment applications.

ENCLOSED AREA means an area created by a crawlspace or solid walls that fully enclose an area

below an elevated building.

FEMA means the Federal Emergency Management Agency.

FLOOD OR FLOODING means a general and temporary condition of partial or complete inundation of normally dry land areas from:

- a. the overflow of inland or tidal waters, or
- b. the unusual and rapid accumulation or runoff of surface waters from any source.

FLOOD BOUNDARY AND FLOODWAY MAP (FBFM) means the official map on which FEMA has delineated the Regulatory floodway. This map should not be used to determine the correct flood hazard zone or base flood elevation. The FIRM will be used to make determinations of flood hazard zones and base flood elevations.

FLOOD DAMAGE-RESISTANT MATERIALS means any building product (material, component or system) capable of withstanding direct and prolonged contact with floodwaters without sustaining significant damage. See FEMA "Technical Bulletin 2, Flood Damage-Resistant Materials Requirements."

FLOOD INSURANCE RATE MAP (FIRM) means the official map incorporated with this Ordinance, on which FEMA has delineated both the special flood hazard areas and the risk premium zones applicable to the community. The FIRM is a graphic representation of the data contained in the accompanying Flood Insurance Study.

FLOOD INSURANCE STUDY (FIS) means a compilation and presentation of flood risk data for specific watercourses, lakes, and coastal flood hazard areas within a community. The FIS report contains detailed flood elevation data in flood profiles and data tables.

FLOOD OPENING means an opening in a foundation or enclosure wall that allows automatic entry and exit of floodwaters. See FEMA "Technical Bulletin 1, Openings in Foundation Walls and Walls of Enclosures."

FLOODPLAIN OR FLOOD-PRONE AREA means any land area susceptible to being inundated by water from any source (see definition of "Flooding").

FLOODPLAIN ADMINISTRATOR means a person responsible for administering and implementing the community's local floodplain ordinance and ensuring that the community is complying with minimum NFIP standards and enforcing any locally imposed higher standards.

FLOODPROOFED OR FLOODPROOFING means any combination of structural and non-structural additions, changes, or adjustments to structures that reduce or eliminate flood damage to real estate or improved real property, water and sanitation facilities, structures and their contents.

FLOODPROOFING CERTIFICATE FOR NON-RESIDENTIAL STRUCTURES means the form developed by FEMA for use in the certification of non-residential dry floodproofing designs.

FLOODPROOFING, DRY means making a structure watertight below the level that needs flood protection to prevent floodwaters from entering.

FLOODPROOFING, WET means permanent or contingent measures applied to a structure and/or its contents that prevent or provide resistance to damage from flooding by allowing flood waters to enter the structure.

FLOODWAY means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

HIGHEST ADJACENT GRADE means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

HISTORIC STRUCTURE as defined in Article II, Definitions.

LETTER OF MAP CHANGE means an official document issued by FEMA that revises or amends the flood hazard information shown on the FIRM without requiring the FIRM to be physically revised and/or re-published. Letters of Map Change can include Letters of Map Amendment, Letters of Map Revision, and Letters of Map Revision Based on Fill.

LETTER OF MAP REVISION (LOMR) means FEMA's modification to an effective FIRM, usually as a result of physical changes to the flooding source and floodplain that result in the modification of the existing Regulatory floodway, base flood elevations, or special flood hazard area. LOMRs are a cost effective way to keep FIRMs up to date without republishing an entire map panel or panels. The LOMR is generally accompanied by an annotated copy of the affected portions of the FIRM and/or FIS report.

LOWEST FLOOR means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided, that such an enclosure is built in compliance with the applicable non-elevation design requirements in this Ordinance.

MANUFACTURED HOME as defined in Article II, Definitions. For floodplain management purposes the term "manufactured home" includes park trailers, travel trailers, and other similar vehicles placed on site for greater than 180 consecutive days.

MANUFACTURED HOME PARK or SUBDIVISION as defined in Article II, Definitions.

MEAN SEA LEVEL means the National Geodetic Vertical Datum (NGVD) of 1929, North American Vertical Datum (NAVD) of 1988, or other vertical datum to which base flood elevations shown on a community's FIRMs are referenced.

NATIONAL FLOOD INSURANCE PROGRAM (NFIP) means the program created by the Congress of the United States in 1968 through the National Flood Insurance Act of 1968 (P.L. 90-448). The program enables property owners in participating communities to purchase insurance

protection, administered by the government, against losses from flooding.

NATURAL GRADE means the grade unaffected by construction techniques such as fill, landscaping or berming.

NEW CONSTRUCTION means structures for which the start of construction commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

RECREATIONAL VEHICLE means a vehicle:

- a. built on a single chassis;
- b. 400 square feet or less when measured at the largest horizontal projection;
- c. designed to be self-propelled or permanently towable by a light duty truck; and
- d. designed primarily not for use as a permanent dwelling but as temporary living quarters (less than 180 consecutive days) for recreational, camping, travel or seasonal use.

SPECIAL FLOOD HAZARD AREA (SFHA) means the land in the floodplain subject to a one-percent or greater possibility of flooding in any given year. The area is designated on the FIRM as Zones A, AO, A1-30, AE, or VE.

START OF CONSTRUCTION includes substantial improvements, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or part of the main structure.

STATE BUILDING CODE means the current codes adopted by the state of New Hampshire.

STATE NFIP COORDINATING AGENCY means the agency of the state government (or other office designated by the Governor of the state or by state statute) that, at the request of the Federal Insurance Administrator, assists in the implementation of the National Flood Insurance Program (NFIP) in that state.

STRUCTURE as defined in Article II, Definitions.

SUBSTANTIAL DAMAGE means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. The market value of the structure should equal the appraised value of the structure prior to the damage occurring.

SUBSTANTIAL IMPROVEMENT means any reconstruction, rehabilitation, addition, or other

improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the “start of construction” of the improvement. This term includes structures which have incurred “substantial damage”, regardless of the actual repair work performed. The term does not, however, include either:

- a. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or
- b. Any alteration of a “historic structure,” provided that the alteration will not preclude the structure's continued designation as a “historic structure”.

VARIANCE as defined in Article II, Definitions.

VIOLATION as defined in Article II, Definitions.

§ 220-21 (reserved)

§ 220-22 (reserved)

§ 220-23 (reserved)

§ 220-24 (reserved)

§ 220-25 (reserved)

§ 220-26 (reserved)

§ 220-27. Shoreland Protection [Added 3-10-2009 ATM by Art P-09-13]

- A. Any development or redevelopment within 250 feet of any shore of the Little River requires compliance with the State of NH Comprehensive Shoreland Protection Act, RSA 483-B.
- B. Notes must be added to a site plan or subdivision plan that lists the State Shoreland Protection permit number or a note or notes stating why the State permit is not required.
- C. In some cases, both a Dredge and Fill permit and a Shoreland Protection permit may be required. In case of a conflict between State and Local regulations, the stricter regulation shall apply.

Article V - Establishment of Districts and District Regulations

§ 220-28. Establishment of districts; Zoning Map. [Amended 3-13-2001 ATM by Art. P-37; 3-13-2007 ATM by Art. P-07-26; 3-13-2007 ATM by Art. P-07-30; 3-13-2007 ATM by Art. P-07-31; 3-10-2009 ATM by Art. P-09-26 and Art. P-09-28; 3-08-11ATM by Art. P-11-21]

A. The Town of Plaistow is divided into the following districts as shown on the Zoning Map:

- RC1 Residential-Conservation 1
- RC2 Residential-Conservation 2
- LDR Low Density Residential
- MDR Medium Density Residential
- C3 Commercial 3 [Added 3-09-21 ATM by Art. Z-21-9]
- C2 Commercial 2
- C1 Commercial 1
- C1OD Commercial 1- Overlay District [Added 3-09-21 ATM by Art. Z-21-8]
- C1DR Commercial 1 - Danville Road Overlay [Added 3-09-21 by Art. Z-21-3]
- IND1 Industrial 1
- IND2 Industrial 2
- ICR Integrated Commercial-Residential
- AOD Agritourism Overlay District [Added 3-12-24 ATM by Art. CP-24-01]

B. The official Zoning Map is generated by a Geographic Information System (GIS) and is on file in the Department of Building Safety and Planning Board offices in the Plaistow Town Hall.

§ 220-29. (Reserved)⁸

§ 220-30. District boundaries.

A district boundary shown on the Zoning Map as approximately following the center line of a street, the center line of a railroad right-of-way, a property line, or a brook shall be construed as following such line. Where a zone boundary follows any such landmarks the distance shown on the Zoning Map shall be measured from the center of such landmark or right-of-way. If the district classification of any land is in question, it shall be deemed to be in the more restricted adjoining district.

§ 220-31. Application of regulations.

- A. Except as hereinafter provided, no building or structure shall be erected, moved, altered, or extended and no land, building or structure or part thereof shall be occupied or used unless in conformity with the regulations herein specified for the district in which it is located. Any use not permitted by these regulations shall be deemed prohibited.

⁶ Editor's Note: Former § 220-29, Zoning Map, was repealed 3-13-2007 ATM by Art. P-07-26. For current provisions, see § 220-28.

- B. In all zones, the requirement for frontage on lots must be contiguous. [Added 3-11-2003 ATM by Art. P-17]

§ 220-32. District objectives and land use control.

The following tables set forth the objectives of each of the districts hereby established and the provisions of the regulations that apply respectively in each district. Any use designated as a "Permitted Use" in a particular district may be commenced in such district pursuant to § 220-33 of this chapter. Any use designated as a "Special Exception" in a particular district may be commenced in such district pursuant to § 220-138 of this chapter. Regulations for lots, classification of lots, dimension requirements, accessory uses, and application of district regulations are found in §§ 220-32 to 220-45, inclusive. The raising of legal crops, keeping of gardens, and using of land for forestry are allowed in all districts and are not regulated by this chapter.

Table 220-32A
"IND1" - Industrial 1

- A. Objectives and characteristics. The purpose of this district is to provide locations for the establishment of plants to improve employment opportunities and broaden the tax base in the community. These areas should be selected so that they will not adversely affect developed residential areas, will have good access to transportation facilities, and will have the potential for being served by public water and sewer systems. A variety of types of manufacturing activities, and offices should be permitted, as well as certain support facilities, especially of a commercial nature.

One of the major characteristics of this zone is its proximity to the rail line that carries both freight and passenger service and should favor those industries that are able to take advantage of the rail connection. The zone is also surrounded by residential uses and in general does not have good access to a major thoroughfare such as Route 125. These areas are extremely traffic sensitive and noise and dust issues will be of paramount importance. Any proposed use must not violate §220-5., Prohibited Uses. [Amended 3-10-2009 ATM by Art. P-09-26]

- B. Uses.

[Amended 3-13-2001 ATM by Art. P-33; 7-7-2005 by ATM by Art. SP-1; 3-11-2008 ATM by Art. P-08-24; 3-10-2009 ATM by Art. P-09-26; 3-14-2017 ATM by Art. Z-17-03; 3-10-2020 ATM by Art. Z-20-7]

Permitted Uses	Allowed by Special Exception
1. Light industry	None
2. Warehouse, Light Industry [Amended 3-14-23 ATM by Art. Z-23-2.]	
3. Care and Treatment of Animals [Added 3-13-18 ATM by Art. Z-18-04] ⁹	
4. Outdoor storage	
5. Contractor's storage yard	
6. Publishing	
7. Research and testing labs	
8. Office	
9. Essential service	
10. Trade Business	
11. Public use limited to office, public safety, service, and recreation	
12. (Reserved)	
13. Accessory use or structure	
13.1. Mini-storage	
14. (Reserved)	

⁹ See Table 220-32B, Sections 1-11, for criteria for "Care and Treatment of Animals" Uses

15. Bank kiosk
16. Rail services and rail stations
17. (Reserved)

C. Areas and dimensions.

(1) Minimum lot size:

- (a) Area: 80,000 square feet.
[Amended 3-12-2002 ATM by Art. P-42]
- (b) Frontage: 150 feet.

(2) Minimum yard dimensions: refer to Table 220-32I.

(3) Maximum lot coverage: 75%.

(4) Maximum height: 45 feet or three stories, whichever is less.

(5) Minimum building setback: 50 feet from the front property line.
[Added 3-9-2004 ATM by Art. P-32; amended 3-8-2005 ATM by Art. P-4]

D. No building permit for any bank kiosk use may be granted before at least one certificate of occupancy has been issued for an industrial use. [Amended 2015 ATM]

E. In an industrial development, no more than 10% of the total building footprint for the development can be used for a bank kiosk use. [Amended 2015 ATM]

F. The intent of allowing a bank kiosk in an industrial zone is to provide a convenient service for the employees of the industries in the industrial zone. [Amended 2015 ATM]

Table 220-32B
"C1" - Commercial 1

A. Objectives and characteristics. With today's reliance on automobile transportation and Plaistow's being the commercial center for an area beyond its boundaries, provisions need to be made within the Town for areas to serve as regional commercial centers. These areas should have good highway access, adequate off-street parking, proper lighting, police and fire protection, and adequate water and sewer services provided.

B. Uses.

[Amended 3-13-2001 ATM by Art. P-34; 3-12-2002 ATM by Arts. P-39 and P-47; 3-11-2008 ATM by Arts. P-08-26, P-08-33, and P-08-34; 3-10-2009 by Art. P-09-14; 3-8-2016 ATM by Art. Z-16-03; 3-14-2017 by Art. Z-17-05; 3-10-2020 ATM by Art. Z-20-6 and Z-20-7].

Permitted Uses

1. Retail business
2. Wholesale business
3. Personal service business
4. Business office
5. Professional office
6. Bank
7. Restaurant
8. Funeral establishment
9. Private/service club
10. Commercial recreation
11. (Reserved)¹²
12. Vehicular, trailer and recreational vehicles sales and service repair facility
13. Place of Worship
14. Publishing
- 14.1. Vehicular brokerage office
- 14.2. Drive-through restaurants
- 14.3. Drive-in restaurants
- 14.4. Produce stand
15. Public use, limited to public safety and service
16. Accessory use or structure

Allowed by Special Exception

1. Care and treatment of animals¹⁰
2. (Reserved)
3. (Reserved)
4. Adult-oriented business¹¹

¹⁰ See Paragraph D of this table for Special Exception criteria.

¹¹ See Article XVIII – Adult-Oriented Business for further requirements.

¹² Motel use deleted 3-10-2020 ATM by Art. Z-20-6

17. Storage of equipment/vehicles used to service a product
18. Essential service
19. Small industry
20. Multimodal park and ride lots
21. Theaters
22. Nursing/Convalescent Homes/Assisted Living Facilities
23. Hospitals/Urgent Care Facilities
24. Trade Business

C. Areas and dimensions.

- (1) Minimum lot size:
 - (a) Area: 80,000 square feet.
[Amended 3-12-2002 ATM by Art. P-42]
 - (b) Frontage: 150 feet.
- (2) Minimum yard dimensions: refer to Table 220-32I.
- (3) Maximum lot coverage: 75%.
- (4) Maximum height: 45 feet or three stories, whichever is less.
- (5) Minimum building set back: 50 feet from the front property line.
[Added 3-9-2004 ATM by Art. P-32; amended 3-8-2005 ATM by Art. P-5]

D. Special exception criteria for the use “Care and treatment of animals.”

[Added 3-11-2008 ATM by Art. P-08-35]

- (1) There must be at least one employee for every 15 animals at the facility.
- (2) If animals are to remain overnight, there must be at least one employee at the facility between the hours of closure on one day and the opening for business the next business day, or until all animals are removed. Accommodations for such a caretaker are permitted, although it is not the intent of the chapter to allow the facility to be the caretaker’s residence in all districts except as a combined use in the ICR District.
- (3) The operator of the facility must present a plan that includes the type of animals that would be treated or cared for at the facility. There must be adequate exercise areas for the animals, if appropriate.
- (4) Large animals whose normal weight would exceed 180 pounds are prohibited under this section of the chapter.
- (5) The operator of the facility must present a plan that describes how the animal waste is to be disposed.
- (6) If appropriate, a stockade fence may be required to reduce or eliminate disturbing the animals by adjacent activities and likewise to reduce or eliminate disturbing the abutters by the animals.

- (7) To operate the facility at the proposed location if animals are to be treated by veterinarians or veterinary assistants, all necessary licenses must be presented before an occupancy permit shall be issued.
- (8) Any facility must also comply with all federal, state, and local health ordinances as applicable.
- (9) No animals can remain outside overnight, and if any animals are to remain outdoors during the daytime, then adequate facilities must be provided for shelter and water.
- (10) Facilities for the care and treatment of animals shall be a stand-alone business and shall not be located within a retail plaza [Added 3-8-2016 ATM by Art. Z-16-03]
- (11) No structures, including but not limited to kennels and fenced animal play areas, shall be located within 500 feet of the property line [Added 3-13-18 ATM by Art. Z-18-05]

E. C1-Danville Road Overlay District. [Amended 3-11-14 ATM by Art. Z-14-1]

The C1-Danville Road Overlay District as shown on the Zoning Map shall have the following additional permitted use:

Mixed Commercial/Residential Uses where the workplace or the residence must be owner occupied.

Table 220-32C
"C2" - Commercial 2

A. Objectives and characteristics. This area encompasses that portion referred to as "Town Center" of the "older" Plaistow. It has all the characteristics of a rural New England Town through much of its area, which is to be preserved. To that extent, exterior changes on properties should be held to a minimum yet allow for uses compatible with the existing residential character of the area.

B. Uses.

[Amended 3-12-2002 ATM by Art. P-45; 3-14-2006 ATM by Art. P-11; 3-13-2007 ATM by Art. P-07-33; 9-18-2007 STM; 3-11-2008 ATM by Art. P-08-36; 3-11-2008 ATM by Art. P-08-37; 3-13-2012 ATM by Art. P12-22 and Art. P12-25; 3-12-2013 ATM by Art. Z-13-7 and Z-13-18; 3-10-2020 ATM by Art. Z-20-8 & Z-20-9; 3-10-2020 ATM by Art. Z-20-8 and Z-20-9; 3-14-23 ATM by Art. Z-23-11]

Permitted Uses

Allowed by Special Exception

- | | |
|--|-----------------------------------|
| 1. Retail business (maximum 2,000 square feet per lot) | 10. Home occupation ¹³ |
| 2. Place of worship | 11. (Reserved) |
| 3. Business/professional office | |
| 4. Funeral establishment | |
| 5. Public use, limited to public safety and service | |
| 6. Single-family residence/duplex | |
| 7. Accessory use or structure | |
| 8. Essential service | |
| 8.1. Rooming and Boarding House | |
| 8.2. Multifamily | |
| 8.3. Fraternal, service, and charitable uses | |
| 8.4. Bed and Breakfast facility | |
| 8.5. Congregate care facilities. (Added 3-14-23 ATM by Art. Z-23-11) | |
| 9. Day-care facilities | |
| 9.1. Mixed commercial/residential uses. (Amended ATM 2015) | |
| 9.2. Accessory Dwelling Unit (ADU) (owner-occupied only, not allowed in multifamily dwellings) ¹² | |
| 9.3. Personal Services Business | |

C. Areas and dimensions.

- (1) Minimum lot size:
 [Amended 3-14-2006 ATM by Art. P-11]
 (a) Area: 40,000 square feet (per family).

¹³ See Article X - Home Occupation for further requirements

- (b) Frontage: 150 feet. Exception: Duplex uses require 200 feet of frontage.
- (2) Minimum yard dimensions: refer to Table 220-32I.
- (3) Maximum lot coverage: 30%.
- (4) Maximum height: 45 feet or three stories, whichever is less.
- (5) Corrals for all farm animals must be at least 50 feet from any lot line.
[Amended 3-9-2004 ATM by Art. P-35]
- (6) Structures (including, but not limited to, barns, sheds, and stables) used to house any farm animals must be contained within the corral structure. If there is no corral the housing structure must be at least 100 feet from all property lines. [Amended 3-9-2004 ATM by Art. P-35, amended ATM 2015, Amended 3-10-2020 ATM by Art. Z-20-9]
- (7) Chicken coops and rabbit hutches, less than 120 sq. ft. footprint, are exempt from the 100-foot setback requirement, but must comply with all building setback requirements of §220-32I. (Added ATM 2015)

Table 220-32D
“VC” — Village Center¹⁴

[Added 3-13-2007 ATM by Art. P-07-30]

A. Objectives and characteristics. The purpose of the District is to provide a pedestrian-friendly area where residents may live, shop, work, and conduct Town business. Where possible traffic calming techniques should be applied throughout the district and sidewalks should be provided on both sides of the street. Editor's Note: The Zoning Map is on file in the Town offices.

B. Uses.

[Amended 3-13-2007 ATM by Art. P-07-33; 9-18-2007 STM; 3-11-2008 ATM by Art. P-08-36; 3-11-2008 ATM by Art. P-08-37; 3-08-11 ATM by Art. P-11-22; 3-12-2013 ATM by Art. Z-13-7 and Z-13-20; 3-10-2020 ATM by Z-20-8 and Z-20-9]

Permitted Uses

Allowed by Special Exception

- | | |
|--|-----------------------------------|
| 1. Retail business (maximum 2,000 square feet per lot) | 13. Home occupation ¹⁵ |
| 2. Place of worship | 14. (Reserved) |
| 3. Business/professional office | |
| 4. Funeral establishment | |
| 5. Public use, limited to public safety and service | |
| 6. Single-family residence/duplex | |
| 7. Accessory use or structure | |
| 8. Essential service | |
| 9. Personal Services Business | |
| 10. Multifamily | |
| 11. Mixed use [Amended ATM 2015] | |
| 11.1. Fraternal, service, and charitable uses | |
| 12. Day-care facilities | |
| 12.1 Accessory Dwelling Unit (ADU) (Owner-occupied only, not allowed in multifamily dwellings) ¹⁶ | |
| 12.2 Bed and Breakfast Facility | |

C. Areas and dimensions.

- (1) Minimum lot size:
 - (a) Area: 40,000 square feet (per family).
 - (b) Frontage: 150 feet. Exception: Duplex uses require 200 feet of frontage.
- (2) Minimum yard dimensions: Refer to Table 220-32I.
- (3) Maximum lot coverage: 30%.

¹⁴ Editor's note: Table 220-32D was formerly for an AEHC district. That district was deleted on 3-13-2001 by Art. P-37.

¹⁵ See Article X – Home Occupation for further requirements.

¹⁶ See Article VIII – Accessory Dwelling Units (ADU) for further requirements.

- (4) Maximum height: 45 feet or three stories, whichever is less.
- (5) Corrals for all farm animals must be at least 50 feet from any lot line.
[Amended 3-9-2004 ATM by Art. P-35]
- (6) Structures (including, but not limited to, barns, sheds, and stables) used to house any farm animals must be contained within the corral structure. If there is no corral the housing structure must be at least 100 feet from all property lines. [Amended 3-9-2004 ATM by Art. P-35, amended ATM 2015, Amended 3-10-2020 ATM by Art. Z-20-9]
- (7) Chicken coops and rabbit hutches, less than 120 sq. ft. footprint, are exempt from the 100-foot setback requirement, but must comply with all building setback requirements of §220-32I. [Added ATM 2015]

Table 220-32E
"MDR" - Medium Density Residential

A. Objectives and characteristics. The Medium Density Residential Area is designated to accommodate a large percentage of those residents desiring to live in an urban-fringe setting of single-family houses or townhouses. These portions of Plaistow could, in the future, be serviced by public water and sewer. It is the purpose of this district to allow for the protection of community resources for future residential and necessary ancillary development.

B. Uses.

[Amended 3-12-2002 ATM by Art. P-45; 3-13-2007 ATM by Art. P-07-33; 9-18-2007 STM; 3-11-2008 ATM by Art. P-08-38; 3-12-2013 ATM by Art. Z-13-5 and Z-13-7; 3-10-2020 ATM by Art. Z-20-9]

Permitted Uses

Allowed by Special Exception

- | | |
|--|-----------------------------------|
| 1. Single-family/duplex | 9. (Reserved) |
| 2. Multifamily in a PRD ¹⁷ | 10. (Reserved) |
| 3. Manufactured housing in a PRD | 11. (Reserved) |
| 4. Private/public nonprofit recreation | 12. Home occupation ¹⁸ |
| 5. Essential services | 13. (Reserved) |
| 6. Accessory use or structure | |
| 7. Place of Worship ¹⁹ | |
| 8. Cemetery/burial site and mausoleum ²⁰ | |
| 8.1. (Reserved) | |
| 8.2. Accessory Dwelling Unit (ADU) (owner-occupied only, not allowed in multifamily dwellings) ²¹ | |

C. Areas and dimensions.

- (1) Minimum lot size:
 [Amended 3-14-2006 ATM by Art. P-12]
- (a) Area: 40,000 square feet.
- (b) Frontage: 150 feet. Exception: Duplex uses require 200 feet of frontage.
- (2) Minimum area per family: 40,000 square feet.
- (3) Minimum yard dimensions: Refer to Table 220-32I.
- (4) Maximum lot coverage: 20%.
- (5) Maximum height: 45 feet or three stories, whichever is less.
- (6) Corrals for all farm animals must be at least 50 feet from any lot line.
 [Amended 3-9-2004 ATM by Art. P-35]

¹⁷ See Article VI – Planned Residential Development (PRD) for further requirements.

¹⁸ See Article X – Home Occupation for further requirements.

¹⁹ See § 235 – Site Plan Review Requirements for further requirements.

²⁰ See Article XIII – Cemetery/Burial Site and Mausoleum for further requirements.

²¹ See Article VIII. – Accessory Dwelling Units (ADU) for further requirements.

- (7) Structures (including, but not limited to, barns, sheds, and stables) used to house any farm animals must be contained within the corral structure. If there is no corral the housing structure must be at least 100 feet from all property lines. [Amended 3-9-2004 ATM by Art. P-35, amended ATM 2015, Amended 3-10-2020 ATM by Art. Z-20-9]
- (8) Chicken coops and rabbit hutches, less than 120 sq. ft. footprint, are exempt from the 100-foot setback requirement, but must comply with all building setback requirements of §220-32I. (Added ATM 2015)

Table 220-32F
"LDR" - Low Density Residential

A. Objectives and characteristics. The Low Density Residential Districts generally contain suitable soils and slopes for residential development, are accessible to other population centers, are feasible to be served with public facilities and utilities in the future and are generally located farther from the Town center than MDR areas. The purpose of this district is to accommodate population growth at densities attractive to development, leaving natural resources free of scattered development or subdivisions, which would destroy the town's open spaces landscape pursuits, and reducing congestion and burden on Town facilities and roads. It is the purpose of this district to allow for the protection of community resources for future residential and necessary ancillary development.

B. Uses.

[Amended 3-12-2002 ATM by Art. P-45; 3-13-2007 ATM by Art. P-07-33; 9-18-2007 STM; 3-11-2008 ATM by Art. P-08-38; 3-12-2013 ATM by Art. Z-13-6 and Z-13-7; 3-10-2020 ATM by Art. Z-20-9]

Permitted Uses

Allowed by Special Exception

- | | |
|--|-----------------------------------|
| 1. Single-family and duplex dwellings | 11. (Reserved) |
| 2. Multifamily housing in a PRD ²² | 12. Home occupation ²³ |
| 3. Manufactured housing in a PRD | 13. (Reserved) |
| 4. Accessory use or structure | 14. (Reserved) |
| 5. Private/public nonprofit recreation | |
| 6. Essential services | |
| 7. Agriculture | |
| 8. Forestry | |
| 9. Place of Worship ²⁴ | |
| 10. Cemetery/burial site and mausoleum ²⁵ | |
| 10.1. (Reserved) | |
| 10.2. Accessory Dwelling Unit (ADU)
(Owner-occupied only, not allowed in
multifamily dwellings ²⁶) | |

C. Areas and dimensions.

- (1) Minimum lot size:
- (a) Area: 110,000 square feet.
 - (b) Frontage: 200 feet.

²² See Article VI – Planned Residential Development (PRD) for further requirements.

²³ See Article X – Home Occupation for further requirements.

²⁴ See § 235 – Site Plan Review Requirements for further requirements.

²⁵ See Article XIII – Cemetery/Burial Site and Mausoleum for further requirements.

²⁶ See Article VIII. – Accessory Dwelling Units (ADU) for further requirements.

- (2) Minimum area per family: 110,000 square feet.
- (3) Minimum yard dimensions: Refer to Table 220-32I.
- (4) Maximum lot coverage: 20%.
- (5) Maximum height: 45 feet or three stories, whichever is less.
- (6) Corrals for all farm animals must be at least 50 feet from any lot line.
[Amended 3-9-2004 ATM by Art. P-35]
- (7) Structures (including, but not limited to, barns, sheds, and stables) used to house any farm animals must be contained within the corral structure. If there is no corral the housing structure must be at least 100 feet from all property lines. [Amended 3-9-2004 ATM by Art. P-35, amended ATM 2015, Amended 3-10-2020 ATM by Art. Z-20-9]
- (8) Chicken coops and rabbit hutches, less than 120 sq. ft. footprint, are exempt from the 100-foot setback requirement, but must comply with all building setback requirements of §220-32I. (Added ATM 2015)

Table 220-32G
"ICR" - Integrated Commercial-Residential

- A. Objectives and characteristics. The Integrated Commercial-Residential Area is designated to reflect the unique evolution of development in this section of the Town where, because of its isolated geographic location with respect to the remainder of the Town, a commingling of residential structures and commercial structures has resulted and continues to result in a self-sustaining, community-within-a-community pattern. It is the purpose of this district to achieve objectives designed for both the C1 and LDR Districts in the Town.
- B. Uses.
- [Amended 3-12-2002 ATM by Art. P-45; 3-8-2005 ATM by Art. P-9; 3-13-2007 ATM by Art. P-07-33; 9-18-2007 STM; 3-10-2009 ATM by P-09-15; Amended 3-13-2012 ATM by Art. P-12-28; 3-12-2013 ATM by Art. Z-13-7 and Z-13-19; 3-10-2020 ATM by Art. Z-20-07 and Z-20-9; 3-14-23 ATM by Art. Z-23-11]
- (1) Permitted residential uses:
- (a) Single-family and duplex dwellings.
 - (b) Multifamily housing in a PRD.²⁷
 - (c) Manufactured housing in a PRD.
 - (d) Accessory use or structure.
 - (e) Private/public nonprofit recreation.
 - (f) Essential services.
 - (g) Agriculture.
 - (h) Forestry.
 - (i) Accessory Dwelling Unit (ADU) in owner-occupied single-family dwellings.²⁸
- (2) Permitted commercial/industrial uses.
- (a) Retail business.
 - (b) Wholesale business.
 - (c) Personal service business.²⁹
 - (d) Business office.
 - (e) Professional office.
 - (f) Bank.
 - (g) Restaurant.
 - (h) Funeral establishment.
 - (i) Private service club.
 - (j) Commercial recreation.
 - (k) Vehicles, trailer, and recreational vehicle sales and service repair facilities.

²⁷ See Article VI – Planned Residential Development (PRD) for further requirements.

²⁸ See Article VIII. – Accessory Dwelling Units (ADU) for further requirements.

²⁹ Must comply with additional requirements in Subsection D in the definition of "business" in Article II, § 220-2.

- (l) Publishing.
- (m) Public use limited to public safety and service.
- (n) Accessory use or structure.
- (o) Storage of equipment/vehicles used to service a product.
- (p) Essential service.
- (q) Small industry.
- (r) Bank kiosk.
[Added 3-11-2008 ATM by Art. P-08-40]
- (s) Day-care facilities.
[Added 3-11-2008 ATM by Art. P-08-40]
- (t) Produce stands.
[Added 3-11-2008 ATM by Art. P-08-40]
- (u) Fraternal, service, and charitable uses.
[Added 3-11-2008 ATM by Art. P-08-40]
- (v) Nursing/convalescent homes.
[Added 3-10-2009 ATM by Art. P-09-15]
- (w) Place of Worship.
- (x) Cemetery/Burial Site and Mausoleum.
- (y) Bed and Breakfast Facility
[Added 3-12-2013 ATM by Art. Z-13-19]
- (z) Private/Public Schools [Added 3-13-28 ATM by Art. Z-18-02]
- (aa) Trade Business [Added 3-10-20 ATM by Art. Z-20-7]
- (bb) Congregate care facilities
[Added 3-14-23 ATM by Art. Z-23-11]
- (3) Allowed by special exception.
[Amended 3-11-2008 ATM by Art. P-08-40; 3-10-2009 ATM by Art. P-09-15; 03-13-18 ATM by Art. Z-18-04]
 - (a) (Reserved)
 - (b) Home occupation.³⁰
 - (c) (Reserved)
 - (d) (Reserved)
 - (e) (Reserved)
 - (f) (Reserved)
 - (g) (Reserved)
 - (h) (Reserved)

³⁰ See Article X – Home Occupation for further requirements.

- (4) Combined uses. A single-family dwelling may be combined with any of the following uses. [Amended ATM by Art. Z-13-8 & ATM 2015].
- (a) Place of Worship.
 - (b) Retail business.
 - (c) Wholesale business.
 - (d) Personal service business.³¹
 - (e) Professional office.
 - (f) Funeral establishment.
 - (g) Private service club.
 - (h) Vehicle service repair facility.
 - (i) Publishing.
 - (j) All uses allowed by special exception.³²
[Added 3-11-2008 ATM by Art. P-08-41]
 - (k) Accessory Dwelling Unit (ADU) in owner-occupied single-family dwellings.³³
[Added 3-12-2013 ATM by Art. Z-13-7]
 - (l) Bed and Breakfast Facility
[Added 3-12-2013 ATM by Art. Z-13-19]
 - (m) Trade Business [Added 3-10-20 ATM by Art. Z-20-7]
 - (n) Congregate care facilities [Added 3-14-23 ATM by Art. Z-23-11]

C. Areas and dimensions.

[Amended 3-8-2005 ATM by Art. P-9]

- (1) Minimum lot size (area) per family: 110,000 square feet (all uses).
[Amended 3-14-2006 ATM by Art. P-13]
- (2) Minimum frontage: 200 feet (all uses).
- (3) Minimum setbacks: refer to Table 220-32I for all uses.
- (4) Maximum lot coverage:
 - (a) For residential use: 20%.
 - (b) For commercial/industrial use only: 50%.
[Amended 3-10-2009 ATM by Art. P-09-17]
 - (c) For combined use: 50%.
[Amended 3-10-2009 ATM by Art. P-09-17]
- (5) Maximum footprint:
 - (a) For residential use: see "lot coverage."
 - (b) For commercial/industrial use only on the site: 8,000 square feet.

³¹ Must comply with additional requirements in Subsection D in the definition of "business" in Article II, § 220-2.

³² Special exception still required, see footnotes on previous page for further requirements for the special exception uses.

³³ See Article VIII. – Accessory Dwelling Units (ADU) for further requirements.

- (c) For commercial/industrial portion of the combined use: 2,500 square feet (attached or detached).
- (6) Maximum square footage:
 - (a) For residential use: See "lot coverage."
 - (b) For commercial/industrial use only on the site: two floors or 16,000 square feet, with the top floor restricted to nonretail use that is associated with the first-floor business only.
 - (c) For commercial/industrial portion of the combined use: two floors or 5,000 square feet, with the top floor restricted to nonretail use that is associated with the first-floor business only.
- (7) Corrals for all farm animals must be at least 50 feet from any lot line.
[Amended 3-9-2004 ATM by Art. P-35]
- (8) Structures (including, but not limited to, barns, sheds, and stables) used to house any farm animals must be contained within the corral structure. If there is no corral the housing structure must be at least 100 feet from all property lines. [Amended 3-9-2004 ATM by Art. P-35, amended ATM 2015, Amended 3-10-2020 ATM by Art. Z-20-9]
- (9) Chicken coops and rabbit hutches, less than 120 sq. ft. footprint, are exempt from the 100-foot setback requirement, but must comply with all building setback requirements of §220-32I. (Added ATM 2015)

D. Signs.

[Added 3-8-2005 ATM by Art. P-9]

- (1) All signs must comply with the provisions of Article IX unless otherwise noted in this subsection.
- (2) Residential use: 1 on-site, three-square-foot sign (attached or freestanding) is permitted. The freestanding sign and supporting structure may not exceed 6 feet in height.
- (3) Commercial/Industrial use (single business): 1 on-site, thirty-square-foot sign (attached or freestanding) is permitted. The freestanding sign and supporting structure may not exceed 10 feet in height.
- (4) Commercial/Industrial use (multiple businesses): 1 three-square foot, attached sign per business and 1 freestanding sign per lot are permitted. The freestanding sign and supporting structure may not exceed 25 feet in height or 150 square feet in area.
- (5) Combined use: 1 on-site thirty-square foot sign (attached or freestanding) is permitted. The freestanding sign and supporting structure may not exceed 10 feet in height.

Notes: All commercial/industrial and combined uses require site plan approval by the Town of Plaistow Planning Board.

Table 220-32H
"RC1" - Residential-Conservation 1
 [Amended 3-13-2007 ATM by Art. P-07-31]

A. Objectives and characteristics. This District is intended to protect an identified potential water source for the town. The area regulated by this table shall be defined as that land area identified by the 1978 report to the Town of Plaistow by Fenton-Keyes Engineering. The area is generally described as the land area within the Kelly Brook watershed encompassed by the two-hundred-two-foot contour, terminating at the northerly end at the Hampstead Town line and at the southerly end by the site of the proposed reservoir dam. In addition, this District shall extend to include a three-hundred-foot protective buffer around the area described above.

B. Uses.

[Amended 3-11-2008 ATM by Art. P-08-39; 3-10-2009 ATM by Art. P-09-16; 3-12-2013 ATM by Art. Z-13-7; 3-10-2020 ATM by Art. Z-20-9]

Permitted Uses

Allowed by Special Exception

1. Single-family residence.

5. Home Occupation³⁴

2. Forestry.

6. (Reserved)

3. Agriculture.

4. Accessory use or structure.

5. Accessory Dwelling Unit (ADU)³⁵
 (Owner-occupied only)

C. Areas and dimensions.

(1) Minimum lot size:

(a) Area: 5 acres.

(b) Frontage: 300 feet.

(2) Minimum area per family: 5 acres.

(3) Minimum yard dimensions: Refer to Table 220-32I.

(4) Maximum height: 45 feet or three stories, whichever is less.

(5) Corrals for all farm animals must be at least 50 feet from any lot line.
 [Amended 3-9-2004 ATM by Art. P-35]

(6) Structures (including, but not limited to, barns, sheds, and stables) used to house any farm animals must be contained within the corral structure. If there is no corral the housing structure must be at least 100 feet from all property lines. [Amended 3-9-2004 ATM by Art. P-35, amended ATM 2015, Amended 3-10-2020 ATM by Art. Z-20-9]

(7) Chicken coops and rabbit hutches, less than 120 sq. ft. footprint, are exempt from the 100-foot setback requirement, but must comply with all building setback requirements of §220-32I. (Added ATM 2015)

³⁴ See Article X – Home Occupation for further requirements.

³⁵ See Article VIII – Accessory Dwelling Unit (ADU) for further requirements.

Table 220-32I
Minimum Dimensions for All Districts
(feet)

[Amended 3-9-2004 ATM by Art. P-33; 3-8-2005 ATM by Art. P-6; 3-14-2006 ATM by Art. P-15; 3-13-2007 ATM by Art. P-07-27; 3-13-2007 ATM by Art. P-07-30; 3-13-2007 ATM by Art. P-07-31; 3-13-2007 ATM by Art. P-07-33; 9-18-2007 STM; 3-9-2010 ATM by Art. P-10-R; 3-13-2012 ATM by Art. P-12-31; 3-09-2021 ATM by Art. Z-21-9; 3-14-23 ATM by Art. Z-23-7]

A. Structure setbacks.

Zoning District	Front Setback (Measured from front property line) (All dimensions are in feet)
Industrial I & 2 (IND1 & IND2)	50
Commercial 1 (C1) Lot size is greater than 120,000 square feet and/or building size is greater than 10,000 square feet. Applies only for buildings constructed after March 8, 2022 [Added 3-08-22 ATM Article Z-22-D]	80
Commercial 1 (C1) All other C1 lots [Amended 3-08-22 ATM Article Z-22-D]	50
Commercial 2 (C2)	30
Commercial 3 (C3) Lot size is greater than 120,000 square feet and/or building size is greater than 10,000 square feet. Applies only for buildings constructed after March 8, 2022 [Added 3-08-22 ATM Article Z-22-D]	80
Commercial 3 (C3) All other C3 lots [Amended 3-08-22 ATM Article Z-22-D]	50
Village Center (VC)	30
Medium Density Residential (MDR)	35
Low Density Residential (LDR)	35
Residential Conservation 1 (RC1)	50
Residential Conservation 2 (RC2)	(See PRD requirements – Article VI)
Integrated Commercial-Residential (ICR)	50
Use of Land within any District except C2 and VC Districts	Side and Rear Setbacks
Where land used industrially abuts a residential use	100
Where land used industrially abuts a commercial use	50
Where land used industrially abuts an industrial use	35
Where land used commercially abuts a residential use	50

Where land used commercially abuts a commercial use	35
Where land used commercially abuts an industrial use	35
Where an MDR residential use abuts any other land use	15
Where an LDR residential use abuts any other land use	25
Where any use of land in C3 abuts an industrial use	35
Where any use of land in C3 abuts a residential use	50
Where any use of land in C3 abuts a commercial use	35
Use of Land within any District except C2 and VC Districts	Side and Rear Setbacks
Where an ICR residential use abuts any other land use	25
Where an RC1 residential use abuts any other land use	25
Where an RC2 residential use abuts any other land use	(See PRD requirements – Article VI)
Where a manufactured housing subdivision land use abuts any other land use	25
Use of land within C2 and VC Districts	Side and Rear Setbacks
Where land used commercially abuts any other land use	20
Where land used residentially abuts any other land use	15

B. Pavement Setbacks.

No pavement will be placed in the buffer area(s) of commercial or industrial uses.

NOTE: For commercial and industrial site plans, also see Chapter 230, Site Plan Review Regulations, Article III, Landscaping, §230-23, for additional buffer requirements for open space, screening, and landscaping.

- C. Where a mixed use is proposed, the largest setback of the uses in the mixed use, shall be the required setback.
- D. Residential Handicap Access Ramps are exempt from the requirement to meet property line setbacks for structures. Building permits and inspections are still required. [Added 3-14-23 ATM by Art. Z-23-7.]

Table 220-32J**“RC2” - Residential Conservation 2**

[Added 3-13-2007 ATM by Art. P-07-31]

A. Objectives and characteristics. The purpose of this district shall be to make the most efficient use of the land and provide large contiguous areas for wildlife habitats. All open space is to be located in the center of the district. All plans submitted in this district will follow the PRD guidelines as specified in Chapter 220, Article VI.

B. Uses.

[Amended 3-13-2007 ATM by Art. P-07-33; 9-18-2007 STM; 3-11-2008 ATM by Art. P-08-38; 3-10-2009 ATM by Art. P-09-17; 3-12-2013 ATM by Art. Z-13-7;

Permitted Uses**Allowed by Special Exception**

- | | |
|---|-----------------------------------|
| 1. Single-family and duplex dwellings | 11. Home occupation ³⁶ |
| 2. Multifamily housing in a PRD ³⁷ | 12. (Reserved) |
| 3. Manufactured housing in a PRD | 13. (Reserved) |
| 4. Accessory use or structure | 14. (Reserved) |
| 5. Private/public nonprofit recreation | |
| 6. Essential services | |
| 7. Agriculture | |
| 8. Forestry | |
| 9. Place of Worship ³⁸ | |
| 10. Cemetery/burial site and mausoleum | |
| 10.1. (Reserved) | |
| 10.2. Accessory Dwelling Units (ADU) ³⁹
(Owner-occupied single-family only, not allowed in multifamily dwellings) | |

C. Areas and dimensions: For new developments – See PRD Requirements except the 10-acre minimum does not apply. [Amended 3-12-2013 ATM by Art. Z-13-16]

D. Areas and dimensions: For existing lots of record with dwelling units – See MDR requirements. [Added 3-12-2013 ATM by Art. Z-13-16]

³⁶ See Article X – Home Occupation for further requirements.

³⁷ See Article VI – Planned Residential Development for further requirements.

³⁸ See § 235 – Site Plan Review Requirements for further requirements.

³⁹ See Article VIII – Accessory Dwelling Unit (ADU) for further requirements.

Table 220-32K
"IND2" - Industrial 2

[Added 3-10-09 ATM by Art. P-09-26; Amended ATM 3-14-2017 by Art.Z-17-04; 3-14-2023 by Art. Z-23-4; 3-12-2024 by Art. Z-24-01]

A. Objectives and characteristics. The purpose of this district is to provide locations for the establishment of plants to improve employment opportunities and broaden the tax base in the community. These areas should be selected so that they will not adversely affect developed residential areas, will have good access to transportation facilities, and will have the potential for being served by public water and sewer systems. A variety of types of manufacturing activities, and offices should be permitted, as well as certain support facilities, especially of a commercial nature.

B. Uses.

Permitted Uses	Allowed by Special Exception
1. Light industry	None
2. Warehouse, Light Industry [Amended 3-14-23 ATM by Art. Z-23-3.]	
3. Recycling facility (construction debris, household waste, and trash facilities are expressly prohibited)	
4. Outdoor storage	
5. Contractor's storage yard	
6. Publishing	
7. Research and testing labs	
8. Office	
9. Essential service	
10. (reserved)	
11. Public use limited to public safety, service, and recreation	
12. Accessory use or structure	
13. Mini-storage	
14. Bank	
15. Bank kiosk	
16. Manufacturing/Retail combined use	
17. Trade Business [Added 3-10-20 ATM by Art. Z-20-7]	

C. Areas and dimensions.

- (1) Minimum lot size:
 - (a) Area: 80,000 square feet.
 - (b) Frontage: 150 feet.

- (2) Minimum yard dimensions: Refer to Table 220-32I.
- (3) Maximum lot coverage: 60%. [Amended 3-14-23 ATM by Art. Z-23-4.]
- (4) Maximum height: 45 feet or three stories, whichever is less.
- (5) Total building floor area: 125,000SF [Amended 3-14-23 ATM by Art. Z-23-4.]
- D. No certificate of occupancy for any bank or bank kiosk use may be granted before at least one certificate of occupancy has been issued for an industrial use.
- E. In an industrial development, no more than 10% of the total building footprint for the development can be used for bank or bank kiosk uses.
- F. The intent of allowing a bank or a bank kiosk in an industrial zone is to provide a convenient service for the employees of the industries in an industrial zone.

Table 220-32L
"C1OD" – C1 Overlay District
[Added 3-09-21 ATM by Art Z-21-8]

- A. Objectives and characteristics. This overlay district will be defined by its own geographic boundaries provided that the boundaries do not fall outside the existing Commercial 1 ("C1") boundaries. The district may be used for new construction or for redevelopment of existing C1 properties. The objectives of this overlay district are to enhance the utility of C1 properties that have access to municipal potable water and/or fire suppression water. Route 125 provides the primary access to the C1 properties and the Town and the New Hampshire Department of Transportation work together through a Memorandum of Understanding (MOU) when developers require access to their projects from Rt. 125. The overarching goal of the MOU is to restrict curb cuts along Rt. 125. This overlay district will follow the guidelines set forth in the MOU.

This overlay district may or may not be used by developers. When not used all of the existing C1 regulations, all permitted uses, setbacks, lot sizing, etc. apply. When an applicant chooses to use this overlay district as the basis for development, the development must all be on one consolidated lot and the permitted uses must conform to those listed in Paragraph B below.

All internal roads in this overlay district shall be built to Town specifications and shall be private roads maintained by the applicant, the developer, or a management company

- B. Uses. Paragraphs B1, B2 and B3 list permitted uses, however there may be additional restrictions on the size and relative position of one use to another as defined by the layout standards in Paragraph D.

B1 Permitted uses by Special Exception

1. Care and Treatment of Animals

B2 Permitted uses by Conditional Use Permit

1. None

B3 Permitted Uses

1. Retail business
2. Wholesale business
3. Personal service business
4. Business office
5. Professional office
6. Bank
7. Restaurant
8. Funeral establishment
9. Private/service club
10. Commercial recreation

11. Place of worship
12. Publishing
13. Vehicular brokerage office
14. Produce stand
15. Public use, limited to public safety and service
16. Accessory use or structure
17. Storage of equipment/vehicles used to service a product
18. Essential service
19. Small industry
20. Theaters
21. Nursing/convalescent homes/assisted living facilities
22. Hospital/urgent care facilities
23. Trade business
24. Multi-family residential
25. Function hall

C. Areas and dimensions.

- (1) Minimum lot size: 420,000 square feet
- (2) Minimum frontage: 150 feet
Note: The frontage is to be measured along Rt. 125
- (3) Minimum yard dimensions: Not applicable
- (4) Maximum lot coverage: 75%.
- (5) Maximum height: 45 feet or three stories (number of distinct levels above ground for residential, commercial, or industrial uses), whichever is less.
- (6) Minimum building setback: 50 feet from all Class IV and V roads
20 feet from pavement edge of internal roads
10 feet from internal sidewalks
- (7) Commercial square footage: at least 70% of the total developed square footage must be commercial
- (8) Residential square footage: not to exceed 25% of the total developed square footage
- (9) Park/playground minimum square footage: 500 square feet per residential dwelling unit

D. Layout guidelines

These guidelines are defined to integrate commercial and multi-family residential uses in a manner such that pedestrian and cyclist safety is emphasized, and a high quality of life is maintained.

D1 Plaza concept

a. Objectives:

1. The plaza grouping of commercial properties are located adjacent to multi-story, multi-family residential properties. Residential units may also be located above the commercial properties. The commercial properties may also be multi-story (max 3-story).
2. The plaza has a one-way, 10-foot-wide street that is to be used for emergency vehicles and for postal and small package deliveries (parking - 15 minutes maximum).
3. The plaza is characterized by wide sidewalks that allow for restaurant / pub patrons to eat or drink outside and still have 5 feet of sidewalk remaining for pedestrian traffic. In a similar manner, retail stores may display their goods on sidewalks.
4. Both the store fronts and residential buildings must have a common look or similar architecture.
5. The plaza portion of the property must be at least 40% of the property. The remaining portion of the lot may be used for stand-alone commercial and/or residential property.
6. All internal roads on the lot, other than the “plaza one-way street,” must have sidewalks and bike lanes.
7. No single commercial space can exceed a 50-foot x 100-foot footprint.
8. Residential dwelling units must have a balance of studio apartments (max 700 square feet), one-bedroom apartments (max 900 square feet), and two-bedroom apartments (max 1800 square feet).

Table 220-32M
"C3" – Commercial 3

[Added 3-09-21 ATM by Art Z-21-9; Amended 3-14-23 ATM by Art. Z-23-15; Amended 3-12-24 ATM by Art. Z-24-06]

A. Objectives and characteristics. The purpose and intent of the Commercial 3 District is to limit the building size and to protect Plaistow's village center, schools, and neighborhoods from the overwhelming impacts of increased traffic and congestion. Expanded traffic counts resulting from large-scale retail development in the designated Commercial 3 area, to and from NH Route 125 via Main Street and other residential roads, will threaten the character of the community and the general public safety and quality of life of Plaistow residents. Only businesses with reduced traffic volumes will be permitted in the district.

B. Uses.

Prohibited Uses

1. Contractor's Yard

Permitted Uses

1. Retail business
2. Wholesale business
3. Personal service business
4. Business office
5. Professional office
6. Bank
7. Restaurant
8. Funeral establishment
9. Commercial recreation
10. Private/service club
11. Publishing
12. (reserved)
13. Drive-thru restaurants
14. Produce stand
15. Essential services
16. Theaters
17. Trade business
18. Small industry

C. Areas and dimensions.

- (1) Minimum lot size:

- (a) Area: 80,000 square feet
 - (b) Frontage: 150 feet
 - (2) Minimum yard dimensions: refer to Table 220-32I
 - (3) Maximum lot coverage: 75%
 - (4) Maximum height: 45 feet or three stories, whichever is less.
 - (5) Maximum building size where a single business is to occupy a single building: 20,000 square feet
 - (6) Maximum building size where multiply businesses are to occupy a single building: 60,000 square feet
- D. Further restrictions applicable to all buildings on a lot.
- (1) Multiple buildings are permitted provided they are located in such a manner as to account for pedestrian safety as well as efficient and easy to follow traffic patterns
 - (2) Total vehicle trips shall not excess 3,000 vehicle trips per day, per lot

Article V - Agritourism Overlay District (AOD) [Adopted 3-12-2024, ATM by Article CP-24-01]

§220-32.1 Authority. This Article is based on the provisions and authority of the following New Hampshire Revised Statutes Annotated (RSA)

RSA 21:34-a Farm, Agriculture, Farming.

RSA 184:84(V) Milk and Milk Products; License Required

RSA 236:74(II)(c) Regulation of Erection and Maintenance of Certain Advertising Devices

RSA 425:4(IX) Duties of the Commissioner

RSA 425:2-a The Granite State Farm to Plate Food Policy and Principles

RSA 432:33 Right to Farm, Immunity from Suit

RSA 672:1 Declaration of Purpose (III)(b) and (d)

RSA 674:17 Purpose of the Zoning Ordinances

RSA 674:21 Inmotive Land Use Controls

RSA 674:26 Agriculture Under Interim Zoning Ordinances

RSA 674:32-a Presumption

RSA 674:32-b Existing Agricultural Uses and Activities

RSA 674:32-c Other General Provisions

RSA 674:32-d Agritourism Permitted

§220-32.1.1 Objectives and Characteristics. The purpose of the Agritourism Overlay District (AOD) is:

1. To preserve working lands and support agricultural operations (as herein defined), activities and practices of farms within the Town of Plaistow as a viable economic activity and discourage conversion of farmland to other incompatible uses.
2. To provide clear municipal authority for agricultural land-owners to launch agritourism activities in specific areas of the Town of Plaistow as a way to supplement their income, educate visitors about their way of life, and share their agricultural heritage with others.
3. To protect and promote agriculture as an important component of the Town of Plaistow economy.
4. To implement the goals and objectives of the Town of Plaistow Master Plan, which recognizes the economic, environmental, and cultural benefits of our agricultural and working lands.
5. To empower farmers and other rural land owners to start new, entrepreneurial endeavors that augment, and highlight the importance of local agriculture.
6. To attract visitors to the more rural areas of the Town of Plaistow to see and experience the value of local agriculture lands to our culture, economy, landscape, and local food supply.
7. To boost agricultural commerce in the Town of Plaistow by establishing a broad overlay district that reduces barriers and inconsistencies among the existing districts, while maintaining and promoting the high quality of the environment and the economy of rural sections of the Town of Plaistow.
8. This chapter places no new restrictions or limitations on legal, existing, or permitted uses within the underlying districts in the AOD. The intent of this section is only to add new permitted uses and to ease some land use restrictions which pose regulatory barriers to a healthy and sustainable agricultural economy. Additionally, this section is meant to promote

and build on the inherent strengths of the Town of Plaistow with a particular focus on preserving the rural charm now attached to the town. The provisions of this article applies only to those districts where agriculture is expressly permitted under the Town of Plaistow Zoning Ordinance.

§220-32.1.2 Definitions

Capitalized terms shall have the meaning defined herein, within the Town of Plaistow Zoning Ordinance and/or the New Hampshire RSAs:

ACCESSORY FARM STRUCTURE. Any structure, less than three stories above plane grade in height and other than a building principal, located on an active farm is considered to be an accessory farm structure. All accessory farm structures are deemed to be agricultural structures and not commercial structures.

ACTIVE FARM. A Farm with annual sales from on farm produced agricultural products greater than \$100,000. The owner of the active farm shall certify, no less frequently than annually, to the Town of Plaistow Planning Board its compliance with this definition.

AGRICULTURAL HOME STAY ESTABLISHMENT. A dwelling or existing structure on an active farm where the owners and/or managers of the farm are physically residing on the same property for providing lodging and meals to visitors/guests for compensation.

AGRICULTURAL OPERATION. agricultural operation when used in this article includes any farm, agricultural or farming operation and/or activity including any practice or activity on the farm incident to, ancillary to, or in conjunction with such farming operations and/or activities, as defined in RSA 21:34-a.

AGRICULTURAL PRODUCT. An agricultural, horticultural, or floricultural commodity or product derived from crops grown on a Farm, under cultivated conditions or from livestock and poultry raised for human or livestock consumption. Also included within this definition is the production of maple syrup, honey, milk, and milk products (defined as fluid milk, cultured fluid milk, cream, yogurt, raw milk yogurt, frozen yogurt, sour cream, eggnog, butter, ice cream, gelato and cheese aged at least sixty days).

AOD USE OR STRUCTURE. Any use or structure used in an agricultural operation that furthers the pursuit of agritourism, which means attracting visitors to a farm to attend events or activities that are accessory uses to the farm's 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. Notwithstanding any provision of this article, the maximum footprint of all AOD Structures shall occupy no more than 5% of the total land area of an active farm.

BEER FESTIVAL. As defined in RSA 178:30.

CIDER MILL. A cider mill or cidery, is the location and equipment used to crush apples into apple juice for use in making apple cider, hard cider, applejack, apple wine, pectin and other products derived from apples.

CRAFT DISTILLERY. A liquor manufacturer, licensed pursuant to RSA 178:6, producing no more than 5,000 9-Liter cases of distilled spirits annually.

FARM. A Farm shall be as defined by RSA 21:34-a

FARM STAND. A farm roadside stand, subject to the requirements of RSA 21:34-a(III), contained within a temporary or permanent structure located on a Farm and used to display and sell Agricultural Products and other products.

FULL SERVICE RESTAURANT. As defined in RSA 175:1(XXXIII)

MICROBREWERY. A brewery, as defined in RSA 175:1, licensed as a brew pub, pursuant to RSA 178:13 or nano brewery, licensed pursuant to RSA 178:12-a, manufacturing beer, mead, specialty beer, cider, and/or specialty cider not exceeding 2,500 barrels annually.

SMALL SCALE CRAFT BEVERAGE PRODUCER. A beverage manufacturer, licensed pursuant to RSA 178:12 or a rectifier, licensed pursuant to RSA 178:7, producing no more than 20,000 9-liter cases of beverages annually.

SMALL SCALE WINERY. A Wine Manufacturer, licensed pursuant to RSA 178:8, producing no more than 20,000 9-liter cases of wine domestic, wine-fortified and/or wine-table annually.

WINE AND LIQUOR FESTIVAL. As defined in RSA 178:31.

§ 220-32.1.3 Conflicts with other regulations

If a specific AOD standard or regulation conflicts with other specific standards of the Town of Plaistow Zoning Ordinance, the AOD rules and standards shall apply. Additionally, if any section, subsection, sentence, clause, phrase or other portion of this Article or its application to any person is, for any reason declared invalid, illegal, or unconstitutional in whole or in part by any court or agency of competent jurisdiction, said decision shall not affect the validity of the remaining portions hereof.

§ 220-32.1.4 General Standards

General Standards for all AOD uses and structures within the AOD shall be as follows:

1. All AOD uses and structures within the AOD are deemed to be agricultural and not commercial.
2. AOD uses and structures shall incorporate a rural theme in terms of building style and design. This means that AOD Uses involving new AOD Structures shall complement or enhance, rather than detract from the rural environment.

3. New AOD structures shall be located, designed, and operated so as not to interfere with the agricultural operations, activities, and practices on an active farm. New AOD Structures are limited to lands not in Current Use as that term is defined within RSA 79-A, lands with poor agricultural soils (as identified in the New Hampshire Soil Data Directory) or lands otherwise not suitable for agricultural purposes. No new AOD Structures are permitted if they would have a demonstrated adverse effect on public health, or safety, or the value of adjacent property.
4. Subject to the provisions of RSA 674:32-c(II) dimensional standards, setbacks, driveway and traffic regulations, parking requirements, noise, odor, or vibration restrictions, are the same as established within the underlying district for all AOD uses and structures.
5. AOD uses and structures shall comply with all Federal, State, and local laws, regulations, and rules, including agricultural best management practices guidelines adopted by the Commissioner of the Department of Agriculture, Markets, and Food.
6. Safe vehicular access and customer parking shall be provided on site, such that vehicles are not required to back onto public roads. AOD Structures and parking shall be located outside the public rights-of-way. All parking and loading standards will comply with the Town of Plaistow Site Plan Regulations.
7. Any exterior lighting related to an AOD use or structure shall be appropriately shielded and directed generally downwards to minimize traffic safety impacts and light pollution. All lighting will comply with Town of Plaistow Site Plan Regulations.
8. Parcel size standards. Unless otherwise specified, the minimum parcel size for AOD uses within the AOD is ten acres and not less than 250 feet of frontage if adjacent to a right-of-way. Exceptions to the ten-acre minimum parcel size, and/or the 250 foot frontage requirement may be considered through a variance process in accordance with the Town of Plaistow Zoning Ordinance.
9. Maximum Structure Size. The maximum square footage for any new structure related to an AOD Use is twenty thousand square feet, except as otherwise stated by this article. Existing buildings may be used for AOD uses regardless of size.
10. The following signs are permitted on an active farm within the AOD:

Two on-site twenty-four square foot freestanding signs are permitted so long as both signs are located on a State highway; otherwise, one on-site thirty square foot freestanding sign is permitted. The freestanding sign(s) and supporting structure(s) may not exceed ten (10) feet in height. Each accessory farm structure shall also be allowed up to two signs attached to a building façade, provided that the following restrictions are met:

- 1) If both signs are attached to the same accessory farm structure façade, then the total square footage of both signs shall not exceed 10% of the building façade to which they are affixed.
- 2) If the signs are attached to different accessory farm structure facades, then one sign shall not exceed 10% of the façade to which it is affixed, and the other sign shall not exceed 5% of the façade to which it is affixed.
- 3) The accessory farm structure façade is calculated by measuring from the roofline to the foundation and subtracting out any glass.

All freestanding and attached signs within the AOD shall consist of wood construction only, shall be illuminated with indirect lighting, and shall be in keeping with the agricultural character of the active farm.

11. AOD uses and structures, not otherwise permitted within the underlying zoning district and/or not expressly defined within this article are not permitted in the AOD. However, nothing in this article will otherwise restrict, limit in any way and/or prohibit existing and permitted agricultural uses and/or structures.
12. Nothing in this article shall apply to any aspect of the AOD operation, activity, and/or practice determined to be injurious to public health, or safety under RSA 147. Nothing in the article shall be deemed to modify or limit the duties and authority of the Department of Environmental Services under RSA 485 or RSA 485-a or the Commissioner of the Department of Agriculture, Markets and Food under Title XL.

§220-32.1.5 Exempt AOD uses and structures

Exempt AOD uses and structures are those uses and structures permitted as a matter of right under this Article, (i.e., no site plan is required). However, other local, State, or Federal regulations such as building, life safety, fire, and health, may have requirements that need to be met or approvals/permits that need to be obtained.

- i. The following standards shall apply to all exempted AOD uses and structures permitted by this Article:
 - a. Exempt AOD uses and structures, involving on-site transactions with the public, shall meet applicable vehicular access and parking regulations as identified within the Town of Plaistow Site Plan Review Regulations.
 - b. The Town of Plaistow Planning Board, or their designee, shall determine if an unlisted use is exempt, permitted or prohibited based on similarity to a listed use and the likely impacts of such unlisted use.
 - c. Exempt AOD uses and structures in this section are not subject to the parcel size standards.
- ii. Exempt AOD uses and structures include, but are not limited to, the following:
 - a. Manned and unmanned you-pick operations, including but not limited to, vegetable and berry picking, pumpkin patches and similar uses.
 - b. Christmas tree and Christmas greens sales.
 - c. Hay rides/sleigh rides
 - d. Farm stands that meet the requirements established within RSA 21:34-a(III). Expressly permitted within a farm stand are licenses necessary to operate a retail food store and food service establishment licensed for no greater than 50 seats (indoor and outdoor combined) and/or no more than two food prep areas. All farm stands possessing a retail food license and/or a food service license shall comply with all applicable State and local building, life safety, fire, and health codes.

- e. Homestead food operations, either exempt pursuant to RSA 143:A(5) or licensed pursuant to RSA 143:A(12). Homestead food operations exclude the sale of potentially hazardous food as defined by RSA 143:1-12(I)(b). All homestead food operations shall comply with all applicable State and local building, life safety, fire, and health codes.
- f. Direct sale to consumers of agricultural products.
- g. Farm tours and agricultural clinics, educational seminars or classes learning about the farm environment, organized group activities involving nature watching or star gazing with no overnight accommodations.
- h. Agricultural activities, operations and/or practices specifically exempted from the Town of Plaistow Site Plan Review Regulations by State Law and the Town of Plaistow Zoning Ordinance.
- i. Farmer's markets operating pursuant to RSA 21:34-a(V).
- j. Agriculturally related experiences occurring on an active farm where no structure is involved, i.e., corn/crop mazes, hay bale sculptures and similar crop art installations, animal feeding, petting zoos, archery ranges, fee fishing and similar low intensity activities in conformance with all standards contained in this article and all other application sections of the Town of Plaistow Zoning Ordinance.
- k. Activities and uses defined as nature tourism, geo-tourism, culinary tourism, art tourism, or eco-tourism are permitted by right within the AOD on an active farm. In addition, such uses shall be designed and operated so as to enhance the economic viability of farming and maintain the rural character of the AOD by:
 - i. Promoting locally grown and produced agricultural products, goods, and services;
 - ii. Emphasizing local rural and agricultural attributes such as local specialty crops, farming and rural culture, native and natural resources, local history, local food networks and relationships, and other elements which highlight the importance of local agriculture; and
 - iii. Attracting visitors who will see and experience the value of local agricultural lands to the culture and economy of the Town of Plaistow who may purchase locally grown and produced agricultural products, goods, and services.
- l. Agricultural home stay establishments, for the purpose of providing temporary accommodations to visitors and tourists shall only be located on an active farm. All applicable local, State, and Federal law, permits and licenses shall be met/obtained prior to establishing an agricultural home stay establishment, including required State of New Hampshire and Town of Plaistow licenses. Agricultural home stay establishments shall be subject to the following limitations:
 - 1. Maximum length of stay is ten (10) days per visit
 - 2. Maximum number of guests is sixteen (16) overnight guests per day
 - 3. Guest units shall only be contained within an existing accessory farm structure or dwelling, located within the existing, not in Current Use area of an active farm to reduce the impact to agricultural lands. For purposes of this section the existing not in Current Use area of a farm is that portion not in current use as of the date this Article is adopted by the local Legislative Body.

§220-32.1.6 Permitted AOD uses and structures

The following AOD uses and structures are permitted within the AOD on an active farm subject to the Town of Plaistow Site Plan Review Regulations and Site Plan approval by the Plaistow Planning Board:

1. Small scale wineries, microbreweries, cider mills, craft distilleries, and similar small scale craft beverage producers with an associated full service restaurant, tasting room and/or retail space located on an active farm.
2. Structures and mechanical appurtenances necessary for the production and storage of locally produced wine, beer, cider, distilled spirits, and other craft beverages shall be exempt from maximum height limits pursuant to the Town of Plaistow Zoning Ordinance governing building height for chimneys, spires, towers, silos, tanks, and similar projections.
3. Small scale wineries, microbreweries, cider mills, craft distilleries and other small scale craft beverage producers within the AOD on an active farm may also include the following accessory uses:
 - i. Product tasting facilities.
 - ii. Retail sales of wine, beer, cider spirits and other craft beverages produced on site.
 - iii. Full-service restaurant.
 - iv. Tours, seminars, parties, weddings, and all other temporary uses allowed under Section 4 of this article titled “Short-term events” are permitted at small scale wineries, microbreweries, cider mills, craft distilleries and other small scale craft beverage production facilities within the AOD on an active farm.
4. Short-term events such as beer festivals, food, wine and liquor festivals, art shows, weddings, corporate gatherings, and similar temporary gatherings, within the AOD on an active farm are permitted in accordance with the following:
 - a. Short-term events up to thirty (30) days per year involving no more than one hundred and fifty (150) individuals daily are allowed as a matter of right.
 - b. Short-term events exceeding thirty (30) days per year and/or involving more than one hundred and fifty (150) individuals may be permitted with approval of the Planning Board.
 - c. On site parking shall be provided in accordance with the Town of Plaistow Site Plan Review Regulations.
 - d. All local public health, noise, food handling, building, and other applicable regulations shall be followed.
 - e. For short-term events lasting two (2) or more days and with an expected daily attendance exceeding one hundred and fifty (150) individuals, the on-site manager or owner of the active farm shall notify all abutters in writing of the date, time, duration, and description of the event. Notification shall occur at least five (5) business days prior to the beginning of the event.
 - f. Short-term events not meeting the criteria contained in this section are not permitted within the AOD.

Article V – Additional Requirements**§ 220-33. Permitted uses.**

Permitted uses are those uses that are allowed providing the standards established by this chapter are met.

§ 220-34. Dimensional requirements.

The following dimensional standards shall apply:

A. Minimum lot area. [Amended 3-14-2006 ATM by Art. P-7]

- (1) For any main use the minimum lot size shall be specified in § 220-32 and measured as provided for in the definitions for lot measurement. Compliance with minimum lot size requirements shall be based on on-site soils survey analysis conducted by a qualified soils scientist using the High Intensity Soil Map Standards developed by the Society of Soil Scientists of Northern New England, 1986. With the exception of lot lines that must merge to meet the geometric configuration of an adjacent existing lot, opposing lot lines which define the perimeter of a subject lot shall be a distance of at least 50 feet apart.
- (2) Wetland areas, defined in § 220-18, may not be used to satisfy minimum lot size requirements.
- (3) Upland areas being used to satisfy minimum lot size must be contiguous.

B. Front yard regulations and exceptions.

- (1) Any lot line contiguous to a street is deemed to be a front lot line. A land area, located within a lot, which extends from a front lot line to the nearest building line shall constitute a front yard.
- (2) Lot lines fronting on two streets shall be deemed to have two front lot lines and two side lot lines.
- (3) Lot lines fronting on three streets shall be deemed to have three front lot lines and one side lot line.
- (4) No building shall be built nearer to any street line than the minimum front yard specified in § 220-32 with the following exception:
 - a) When the average setback of at least two existing residential buildings on the same side of the road and within 300 feet distance along the street from the boundary lines of the subject premises is less than the depth specified in § 220-32, an average of the existing setbacks shall be the required yard depth. [Amended 3-9-2004 ATM by Art. P-36]
 - b) The exception defined in Subsection B(4)(a) above shall not be applied to planned residential developments.

(5) (Reserved) [Amended 3-13-18 ATM by Art. Z-18-10]

- C. Side yard regulations and exceptions. No building shall be built nearer to a side lot line than the minimum dimension specified in § 220-32 except as provided in Article VI (Planned Residential Development).
- D. Rear yard regulations and exceptions. No building shall be built nearer to a rear lot line than the minimum rear yard depth specified in § 220-32 except as provided in Article VI of this article.
- E. Height regulations and exceptions. Heights shall be as specified in § 220-32. (See Tables 330-32A to 330-32H inclusive.) No building or structure shall exceed the maximum heights specified in § 220-32. The provisions of this subsection shall not apply, however, to chimneys and conventional radio and television antenna installations.

§ 220-35. Application of district regulations.

Any legal nonconforming use existing on the effective date of this chapter may be continued indefinitely to the extent set forth in this chapter. Otherwise, no building or land shall hereafter be used or occupied, and no building or part thereof shall be erected, moved, or altered unless in conformity with the regulations herein specified for the district in which it is located.

§ 220-36. Front yard setback.

Notwithstanding provisions for front yards elsewhere in these regulations, on streets with less than fifty-foot rights-of-way, the front yard requirement in any district shall be measured from the center line of the existing right-of-way, and 25 feet shall be added to the front yard requirement.

§ 220-37. Lots in two zoning districts.

Where a district boundary line divides a lot of record at the time such district boundary line is established, the regulations for either district of such lot shall extend not more than 30 feet into the other district, provided the lot has frontage on a street in the district for which the use is being granted.

§ 220-38. Building coverage, open porches, carports, and garages.

In determining the percentage of building coverage of a lot or the size of yards, porches, or carports open at the sides but roofed, surfaced, or paved areas, and all principal and accessory use or structure shall be included.

§ 220-39. Reduction of lot area.

No lot shall be so reduced in area that the area, yards, lot width, frontage, coverage, or other requirements of this chapter shall be less than herein prescribed for each district. The provisions of this section shall not apply when part of a lot is taken for a public purpose.

§ 220-40. Required area of yards.

Space required under these regulations to satisfy area, yard, or other open space requirements in relation to one building shall not be counted as part of a required open space for any other building.

§ 220-41. Projection in yards.

Every part of a required yard shall be open from finished ground level to the sky, unobstructed, except for the ordinary projections of sills, cornices, pilasters, chimneys, and eaves, provided that no such projections may extend more than two feet into any required yard.

§ 220-42. (Reserved)⁴⁰

§ 220-43. Temporary uses and structures.

Temporary permits may be issued by the Building Inspector for a period not exceeding one year for nonconforming uses incidental to construction projects, provided such permits are conditioned upon agreement by the owner to remove the structure or use upon expiration of the permit. Such permits may be renewed upon application for an additional period of six months as long as construction is active.

§ 220-44. Excavations.

- A. Time limit. Within six months after work on an excavation for a building has begun, the excavation thus remaining shall be covered with building construction or filled to normal grade by owners.
- B. Abandoned excavations. For safety purposes, abandoned excavations with slopes exceeding one horizontal to two vertical shall be protected by a fence at least four feet in height.

⁴⁰ Editor's Note: Former § 220-42, Location of driveways, as amended, was repealed 3-8-2005 ATM by Art. P-2. See now § 220-9.1.

Article VI - Planned Residential Development (PRD)

§ 220-46. Objectives and purpose.

The objective and purpose of allowing PRD's is to encourage the use of the land in such a manner that open spaces, wetland areas, topographical extremes, and other considerations can be addressed with a view to preserving and protecting the natural attributes of areas which sometimes suffer as a result of the allowed "grid" concept.

§ 220-47. General requirements.

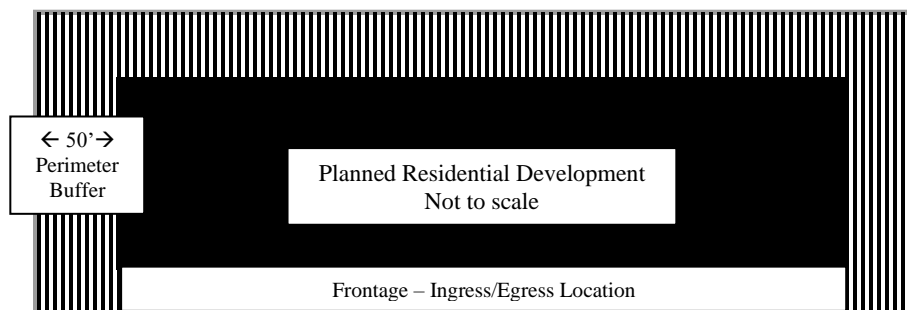
[Amended 3-11-2013 ATM by Art. Z-14-4; 3-10-2020 ATM by Art. Z-20-10]

A. (Reserved)⁴¹[Deleted 3-10-2020 ATM by Art. Z-20-10]

B. Frontage requirements [Amended 3-10-2020 ATM by Art. Z-20-10]

- (1) Frontage may not be on a Class VI road.
- (2) 100 feet of frontage shall be required when ingress/egress to a PRD is provided by a single public way with a required 50-foot right-of-way connected to a public right-of-way.
- (3) 200 feet of frontage shall be required when two (2) rights-of-way provide ingress/egress to the PRD, from the same public way. Each right-of-way may provide both ingress and egress or may provide ingress or egress only. In cases where two (2) rights-of-way are proposed, there must be at least 100 feet of separation between the rights-of-way as measured from the center of each right-of-way. Sight distance requirements may preclude the ability to have more than a single right-of-way.
- (4) Ingress/egress rights-of-way shall conform to the diagram shown below in Figure 1.

Figure 1 – Perimeter buffer



Note: Drawing not to scale. Striped area represents the 50-foot perimeter buffer. Ingress/egress rights-of-way must be located in the white area of the above diagram. All rights-of-way shall be 50 feet wide. Any area of the frontage that is not a right-of-way shall be part of the perimeter buffer.

C. Residential uses in a PRD shall be limited to dwelling structures accommodating such use only.

⁴¹ Minimum 10-acre requirement deleted 3-10-2020 ATM by Art. Z-20-10

- D. All zoning regulations of the Town of Plaistow apply, except as specified herein.
- E. The residential density of that area to be developed shall not exceed eight dwelling units per acre, and in no case shall there be more than four dwelling units per structure.
- F. The following uses shall be permitted: one-family, two-family, up to four-unit townhouse dwelling, manufactured/mobile home housing, and incidental private recreational uses. Manufactured/mobile home housing developments created for the placement of manufactured housing either on individually owned lots in subdivisions or in manufactured housing parks shall be designed exclusively for such housing.
- G. Emergency vehicle access shall be provided to all structures within the PRD.
- H. If any part of the PRD is going to be part of a condominium, then a condominium subdivision plan and all associated condominium documents must be reviewed by the Planning Board attorney and approved by the State of New Hampshire. Such plans and documents must be recorded at the Rockingham County Registry of Deeds.
- I. If any kind of homeowner's association is to be formed, then declarations, bylaws and/or covenants pertinent to the association must be reviewed by the Planning Board Attorney prior to submittal and approval by the State of New Hampshire Attorney General. All such legal documents must be recorded at the Rockingham County Registry of deeds.

§220-47.1 Open space and buffering requirements [Added 3-10-2020 ATM by Art. Z-20-10]

- A. A minimum of 50% of the PRD site area shall remain as open space. Parking areas, streets, driveways, and other vehicle access facilities shall not be considered in calculating open space. The combined area of wetlands and slopes over 15% may not exceed 30% of the open space. This information must be stated on all plans. [Amended 3-12-2002 ATM by Art. P-32; 3-11-2013 ATM by Art. Z-14-6; and 3-10-2020 ATM by Art. Z-20-10]
- B. A naturally vegetated 50-foot buffer shall be provided and maintained along all external property lines except for external lot lines for rights-of-way ingress/egress to the PRD. Such buffers may be used as part of the open space requirement.
- C. A natural buffer is always preferable, but where a natural vegetative buffer does not exist a planted buffer shall be installed.

§ 220-48. Specific design requirements. [Amended 3-10-20 ATM, by Art Z-20-10]

- A. A site plan of the entire tract shall be presented to the Planning Board of the Town of Plaistow.
- B. The number of dwellings units permitted in a PRD shall be computed as follows:
 - (1) The areas of water bodies, wetlands, High Intensity Soil Standards (HISS), Class V and VI soils, and fifteen-percent and greater slopes shall be subtracted from the total acreage of the tract. The remaining area shall be divided by the minimum lot size

allowed in the district in which a PRD is located. The resulting number shall determine the maximum number of dwelling units permitted in a PRD.

- (2) Under no circumstances shall the residential density in the PRD exceed that allowed in the district in which the PRD is located.

C. (Reserved)⁴² [Amended 3-10-20 ATM by Art. Z-20-10]

D. Water supply and waste treatment systems.

- (1) The water supply and waste treatment system for a PRD shall be designed in accordance with the standards and requirements of the New Hampshire Water Supply and Pollution Control Commission. [Amended 3-8-2005 ATM by Art. P-19]
- (2) A well radius shall be provided in accordance with the standards and requirements of the New Hampshire Water Supply and Pollution Control Commission. [Amended 3-10-2020 ATM by Art. Z-20-10]

E. No building or structure in the PRD shall be located in the 50-foot perimeter buffer. [Amended 3-10-2020 ATM by Art. Z-20-10]

F. Heights of structures shall not exceed those permitted for the district in which the PRD is located.

G. PRD lot requirements. [Amended 3-10-2020 ATM by Art. Z-20-10]

- (1) No dwellings units in the PRD shall front any public street, existing or proposed, unless the street provides access exclusively to the PRD and is situated entirely within the PRD.
- (2) There shall be a minimum depth of 30 feet between the edge of any right-of-way and any building or structure
- (3) Foundations shall not be located closer than 50 feet to each other. [Amended 3-13-18 ATM by Art. Z-18-06]
- (4) Accessory uses or structures shall not occupy front yard and shall be a minimum of five feet from side and rear lot lines. [Added 3-13-2001 ATM by Art. P-36]

H. Driveways [Amended 3-10-2020 ATM by Art. Z-20-10]

- (1) Each single-family dwelling unit must be served by its own driveway.
- (2) Each duplex dwelling unit may be served by a common driveway or separate driveways for each dwelling unit.
- (3) Each multi-family building must be served by its own exclusive, single driveway.

⁴² §220-48.C. was relocated to be §220-47.1.A. Amended 3-10-20 ATM by Art. Z-20-10

§ 220-49. (Reserved)⁴³

§ 220-50. Procedures to be adopted by Planning Board.

The Planning Board shall adopt such procedures as part of the subdivision regulations as it may deem necessary in order to ensure sufficient public review of any PRD proposal and to ensure compliance with these and other Town ordinances and regulations.

⁴³ §220-49, requirement for all PRD roads to be public and the requirement included in §220-10.1 Public Road. Amended 3-10-20 ATM by Art. Z-20-5.

Article VII - Affordable Housing for Older Persons District

[Added 3-13-18 ATM by Art. Z-18-16; Amended 3-10-2020 ATM by Art. Z-20-11]

§ 220-51. Objectives and purpose.

- A. To provide age-restricted affordable housing for older persons (as defined in § 220-52) residents of the Town of Plaistow which is consistent with NH RSA 354-A:15 Housing for Older Persons.
- B. The applicant/developer shall provide deed restrictions, use limitations, covenants, or some other legally enforceable instrument, which shall permanently restrict occupancy of these housing facilities to persons who meet all applicable requirements of HUD defined age-restricted housing. Restrictions must also state that all units must be rental units and remain so in perpetuity.
- C. This district shall be an overlay district in any residential zone except Residential Conservation 1.
- D. A cap of the number of such housing units shall be established to assure a mix of housing for older people as defined in this section and of standard housing allowed outside this district.
- E. All proposals submitted under this section must be submitted as a site plan review application and must meet all site plan requirements. All proposals must also meet all applicable subdivision regulations. Provisions in this section will override any conflicting provisions found in Site Plan Review Regulations or Subdivision Regulations.
- F. Any proposal submitted that includes 2 or more lots must submit a lot consolidation plan such that the entire project can be constructed on 1 lot.
- G. As with all subdivision proposals submitted, all proposals submitted under this section must align roadways so that connections to an existing roadway can be made. Connections shall not be made to Class VI roads. [Amended 3-10-2020 ATM by Art. Z-20-11]

§ 220-52. (Reserved) [Amended 3-10-2020 ATM by Art. Z-20-11]**§ 220-53. Building and Site Design Requirements.**

- A. Site Design Requirements.
 - 1) Site must have 150 feet of frontage.
 - 2) Roadways and access ways must be constructed to Town specifications.
 - 3) One (1) parking space must be provided for each dwelling unit, plus:

- a) One (1) additional space for every 2 units must be provided for developments containing between 1 and 20 units.
 - b) One (1) additional space for every 3 units must be provided for developments containing greater than 20 units.
- 4) Handicapped spaces must be provided to meet all ADA requirements.
 - 5) Garages/carports are not required but may be provided at the developer's discretion. The total square footage of a unit excludes the square footage of the garage.
 - 6) The minimum lot size shall be 160,000 square feet of which 50%, at a minimum, shall comprise open space, having a maximum of 30% in a wetlands district, and having no slope area greater than 25%. Open space cannot be used towards the unit density calculations. [Amended 3-10-2020 ATM by Art. Z-20-11]
 - 7) A 50-foot buffer must be provided on all side and perimeter lot lines. A 50-foot front buffer must also be provided however it must not interfere with driveway / roadway site distance. Buffers may consist of natural vegetation or planted vegetation. At the discretion of the Planning Board, a fence may be used in place of, or in addition to, a portion of the vegetation.

B. Building Design Requirements.

- 1) For proposed developments with nine or more dwelling units, a social room shall be provided. The social room must be a minimum of 200 square feet plus 30 square feet per dwelling unit.
- 2) Building height may not exceed 45 feet.
- 3) Each dwelling unit shall have no more than two (2) bedrooms.
- 4) Each dwelling unit may not exceed 1,800 square feet.
- 5) Each dwelling unit must be equipped with washer and dryer hook ups.
- 6) All buildings must have an emergency egress plan that must be submitted to the Planning Board, reviewed, and approved by the Plaistow Fire Department, and copies made available to all building occupants.
- 7) All hallways, doorways, and bathrooms must be constructed with sufficient size to meet ADA guidelines and specifications. Blocking must be installed in the bathroom walls to accommodate the possible future installation of grab rails.

§ 220-54. Density.

All plans submitted under this ordinance must show calculations for the maximum number of dwelling units permitted on the site by NHDES septic loading criteria. This is to be used as a theoretical maximum number of dwelling units. Other criteria may significantly lower the number of dwelling units permitted. [Amended 3-10-2020 ATM by Art. Z-20-11]

- (1) A maximum of six (6) Age-Restricted Affordable Housing for Older Persons Units (Renter Occupied) may be constructed per 40,000 square feet of buildable area as defined by §220-53.A.(6). Note that soil and slope requirements may increase the 40,000 square feet to a larger area. [Amended 3-10-2020 ATM by Art. Z-20-11]

§ 220-54.1. Building Cap. [Amended 3-10-2020 ATM by Art. Z-20-11]

- A. The Planning Board shall not accept for consideration any proposal that, if approved, would increase the total number of all affordable, housing for older persons units, existing and proposed, above the number representing ten percent (10%) of the total number of dwelling units within the Town as determined by the Assessor. The Planning Board shall keep a running total of the number of such units. All units constructed under any version of a Town of Plaistow affordable housing for older persons ordinance shall be counted towards the cap. This calculation is to be made at the end of each calendar year.
- B. Applications received by the Planning Office for consideration under this ordinance will be date and time stamped. The date and time stamp will determine the order of consideration by the Planning Board for application completeness. Once the Planning Board has accepted the application as complete, the number of units proposed under that plan will be deducted from the building cap.
- C. If the number of units proposed on a plan submitted under this ordinance would exceed the building cap, should the Planning Board accept the application as complete, the developer will be notified of the exceedance prior to consideration by the Planning Board, and directed to lower the number of units to at or be below the building cap.
- D. If a plan proposed under this ordinance and accepted for jurisdiction by the Planning Board is not approved, the number of units proposed by the failed plan will then be considered as available under the building cap.

§ 220-55. Certification.

The Town of Plaistow shall require an annual certification of each development in the Housing for Older Persons District to ensure compliance with the age, income, and rental provisions of this ordinance.

Article VIIA - Access Management Overlay District

[Added 3-12-2002 ATM by Art. P-30]

§ 220-55.1. Purpose; applicability.

This overlay district has been established as a method for managing access and applies to the C1 and Industrial Zoning Districts and provides for a special set of requirements. The purpose of this overlay district is to provide for the orderly development/redevelopment of the state roadways in these zoning districts. Prospective developers of properties along the corridors should be required to incorporate and construct the appropriate components of the following specifications into their development plans.

§ 220-55.2. General requirements.

The underlying zoning and its associated requirements are retained and must be referred to in addition to the following set of requirements:

- A. The minimum building setback shall be 50 feet from the front property line. Undeveloped front yards are required to be no less than 12 feet in width. [Amended 3-9-2004 ATM by Art. P-33; P-45; 3-8-2005 ATM by Art. P-3; 3-9-2010 ATM by Art. P-10-Q]
- B. Frontage. Within zoning districts where the minimum lot size is 80,000 square feet, the minimum frontage required is 150 feet.
- C. Driveway turnaround areas. Driveway turnarounds shall be provided in order to eliminate backing out onto the state roadways.
- D. Setbacks for signs. Freestanding sign location(s) should be sufficiently regulated so that they provide adequate information without causing confusion for the traveling public. Specific setback requirements must be based upon several factors, including the posted speed of the road, building setback requirements, dimensional standards for size, including area and height, and lighting method.
- E. Minimum distances between driveways.
 - 1) The minimum distance between driveways on the same and opposing sides of the state roadway, including all road intersections, shall be measured from the center line of the driveways at the right-of-way line and shall be a function of the posted speed in accordance with the following table:

Table AM-1: Minimum Distances Between Driveways

Driveway Spacing (feet)	Maximum Speed (mph)
150	35
185	40
230	45
275	50

SOURCE: "Access Management for Streets and Highways," Federal Highway Administration, 1982.

- 2) The center lines of all new driveways should be aligned with driveways, and road intersections on the opposing side of the roadway, if they exist. If such an alignment is not feasible, the driveways should be offset in accordance with Subsection E above.
- F. Driveway width. Commercial driveways should not exceed 36 feet in width, measured perpendicular to the driveway at its narrowest point. The driveway should be flared at the property line with minimum radii of 25 feet. All driveway entrances (regardless of the presence of curbing on the state roadway) should be curbed from the state roadway to at least the end of the radii at the driveway throat.
- G. Maximum number of driveways per lot. Lots which have frontage only on a state roadway are allowed a singular driveway, except that two one-way driveways may be substituted for a singular driveway, provided that the minimum required distance between driveways can be met.
- H. Shared driveways. In order to minimize the number of driveways along the state roadway, shared driveways should be provided for adjacent sites. The following dimensional requirements may be reduced if shared driveways are provided as follows:
- 1) The minimum lot size and the minimum road frontage should be reduced by a total of 10% if a single shared driveway with an adjacent site accesses the entire site.
 - 2) The minimum lot size and the minimum road frontage should be reduced by a total of 20% if the entire site is accessed by a single shared driveway with an adjacent site on a roadway other than the state roadways, and which is appropriately zoned for the use.
- I. Interconnecting driveways. All projects shall provide interconnecting driveways or easements for future construction of driveways that will provide and promote vehicular and pedestrian access between adjacent lots, without accessing the state roadway to all property lines, and should be designed to provide safe and controlled access to adjacent developments where they exist.
- J. Access to lots with multiple frontage. Lots with frontage on both the state roadway and an adjacent or intersecting road are not permitted to access the state roadway, except where it can be proven that other potential access points would cause greater environmental or traffic impacts.
- K. Driveway throat length. The minimum length of a driveway should be of adequate length to accommodate the queuing of the maximum number of vehicles, as defined by the peak period of operation identified in the traffic study.
- L. Adequate on-site circulation and storage. Adequate number of parking spaces, aisle widths, raised medians and tractor-trailer access shall be provided in order to promote safe and efficient movement into and out of the site.

Article VIII - Accessory Dwelling Units - ADUs

[Amended 3-14-2017 by Art. Z-17-01].

§ 220-56. Purpose.

The purpose of the accessory dwelling unit is to provide a housing alternative, while maintaining the health, safety and neighborhood aesthetics and quality.

§ 220-57. General Requirements. [Amended 3-13-18 ATM by Art. Z-18-07]

Accessory dwelling units are allowed if they comply with the following:

- A. The accessory dwelling unit shall be designated so that the appearance of the building remains that of a single-family dwelling. Any new entrances shall be located on the side, or rear of the building. Where accessory dwelling units are attached to the primary dwelling unit, there shall be a connecting door.
- B. The single-family dwelling shall not be a mobile home. Accessory Dwelling Units are permitted in condominium units with written authorization from the condominium association. There shall not be more than one accessory dwelling unit per parcel.
- C. The size of the accessory dwelling unit shall not be greater than 1,000 square feet.
- D. At least one of the units, either the primary or secondary dwelling unit, must be owner occupied.
- E. No more than 2 bedrooms are permitted in the accessory dwelling unit.
- F. RESERVED [Amended 3-14-2017 by Art. Z-17-01].
- G. The accessory dwelling unit and lot shall not be converted to a condominium or any other form of legal ownership distinct from ownership of the existing single-family dwelling unit.
- H. Prior to granting a building permit for a new accessory dwelling unit, or a certificate of occupancy for an existing accessory dwelling unit, the property owner shall provide to the Building Inspector the following:
 - 1) The applicant for a new accessory dwelling unit, or an existing accessory dwelling unit without a State approved septic design, shall provide the Building Inspector's Office with a State of New Hampshire approved septic design. Any septic design shall specifically call out the number of bedrooms in the primary dwelling and the accessory dwelling unit separately. Prior to submission of any septic design to New Hampshire Department of Environmental Services, a test pit will be done and witnessed by the Town's Health or Deputy Health Officer and the proposed design shall be reviewed for compliance with all Zoning Ordinances.

- a) A floor plan of one-fourth-inch-to-the-foot scale showing the proposed changes to the building.
 - b) A sketch plan (drawn to scale) of the lot, with existing and proposed structures and parking.
- I. All utilities in the accessory dwelling unit shall use the existing utility meters.
- J. Accessory dwelling units may be rented, and the property owner shall apply for a certificate of occupancy for any new tenant under a lease of more than a one year term. A new certificate of occupancy shall be issued when the accessory dwelling unit is first constructed or thereafter remodeled. Before a certificate of occupancy will be issued, the unit shall be inspected for compliance with building and life safety codes
- K. The driveway for the primary residence and its ADU shall provide an ingress/egress onto a Class V or better road via a single curb cut. [Added 3-08-22 ATM Article Z-22-E]
- L. If a home with an accessory dwelling unit is sold, the new property owner shall make an application to the Department of Building Safety for a certificate of occupancy for the new tenant, under the provisions in letters A through K in this ordinance. [Amended 3-08-22 ATM Article Z-22-E]
- M. Accessory dwelling units may be added to single-family residence, an attached garage, or a detached garage. The garage units may be added on the same floor as the garage proper or may be built as a second story to the garage.
- N. Campers/Recreational Vehicles are not allowed as Accessory Dwelling Units in any district. [Amended 3-14-23 ATM by Art. Z-23-6.]

Article IX - Signs

§ 220-58. All Districts.

[Added 3-8-2005 ATM by Art. P-17; amended 3-10-2009 ATM by Art. P-09-19; 3-14-23 ATM by Z-23-9]

The following definitions shall apply to all sections of Article IX. [Added 3-10-2009 ATM by Art. P-09-19]

- 1) Flag: Only the official flags of countries, states, and government agencies (United Nations and US military flags) shall be considered flags for the purpose of this ordinance. All proper flag etiquette must be observed. Flags shall not be considered signs and shall be exempt from the provisions of this ordinance except that if more than one (1) flag is flown, there must be at least 30 feet between the flag poles or supporting structures.
- 2) Sign: Any material attached to a structure, a pole, or some object such as a rope or wire between structures, poles, or the ground shall be considered a sign and subject to the provisions of this ordinance.

A. Signs may be erected for the following purposes:

- 1) Nameplates and identification signs.
- 2) Reserved.⁴⁴
- 3) Institutional signs.
- 4) Development signs.
- 5) Political signs.
- 6) Signs indicating the name and nature of an approved home occupation.
- 7) Contractor signs.
- 8) "Help Wanted" signs.

B. Exempted signs do not count in sign totals and hence do not need a permit.
[Added 3-10-2009 ATM by Art. P-09-25]

Exempted signs:

- 1) Yard sale signs.
- 2) Signs no larger than three (3) feet by five (5) feet with one (1) of the following words:

⁴⁴ Editor's note: Property sale and rental signs were removed 3-10-2009 ATM by Art. P-09-21

- a. “Open”
- b. “Closed”
- c. “Welcome”

Only one (1) of these signs may be displayed at the same time to qualify for the exemption. [Added 3-10-2009 ATM by Art. P-09-25]

3) Help Wanted signs [Added 3-10-2009 ATM by Art. P-09-25]

4) Political signs [Added 3-10-2009 ATM by Art. P-09-25]

C. Identification signs for shopping centers and industrial parks. [Added 3-14-2006 ATM by Art. P-15]

1) A shopping center or industrial park may have one common sign containing a registry of all tenants/occupants, provided the following requirements are met:

- a) It is a freestanding sign.
- b) The names of individual tenants/occupants shall appear in letters of uniform style and size.
- c) It shall not exceed 25 feet in height, inclusive of the structure supporting the sign.
- d) The total area of the sign and structure shall not exceed 150 square feet, with the air space below the sign calculated as part of the 150 square feet.
- e) It shall be located within the front buffer and 100% on the property to which it pertains and be constructed so as not to impair site distance or traffic safety.
- f) Illumination of the sign, whether internal or external, shall not create conditions that are dangerous to the comfort, peace, enjoyment, health, or safety of the community or lend to its disturbance or annoyance.

2) Attached signs shall conform to Subsection A above.

D. All freestanding signs are required to have a street address that includes the street name and number and that is a minimum of six inches for signs for commercial/industrial uses in the I1, I2, CI and ICR Districts; a minimum of three inches for commercial uses in the C2 and VC District; and a minimum of three inches for signs for residential uses in all Districts. The address rider (street number and street name) shall be located at the top of the freestanding sign. The space required for the address rider portion of the sign shall not be

counted as part of the required sign size [Added 3-13-2012 ATM by Art. P-12-27, Amended March 2015 ATM] [Amended 3-08-22 ATM by Article Z-22-F]

§ 220-58.1. Residential districts. [Amended 3-8-2005 ATM by Art. P-17; Amended 3-8-2016 ATM by Art. Z-16-02]

Permitted signs in the residential districts are subject to the following limitations:

- A. No sign may be larger than three square feet.
- B. Only one sign may be erected per lot or parcel.
- C. Both sides of a freestanding sign may be used.
- D. Signs may be erected to designate the name of a residential subdivision. The size of the sign may not exceed eight square feet [Added 3-8-2016 ATM by Art. Z-16-02]

§ 220-59. Commercial 1 and Industrial Districts.

A. Attached signs. An "attached sign" is defined as a name, identification, description, display, or illustration which is affixed to, or painted, or represented directly or indirectly upon a building. Each business and/or industry shall be allowed up to two signs attached to a building facade, provided that the following restrictions are met: [Amended 3-11-2003 ATM by Art. P-16; 3-11-2008 ATM by Art. P-08-27]

- 1) If both signs are attached to the same building facade, then the total square footage of both signs shall not exceed 10% of the building facade to which they are affixed.
- 2) If the signs are attached to different building facades, then one sign shall not exceed 10% of the facade to which it is affixed, and the other sign shall not exceed 5% of the facade to which it is affixed.
- 3) The building facade is calculated by measuring from roofline to foundation and subtracting out any glass.

B. Freestanding signs.

- 1) A "freestanding sign" is defined as a name, identification, description, display, or illustration which is not attached to a building, but which is an integral part of a structure, standing alone, whose supports are embedded directly in the earth or upon an open, man-made foundation covering the earth and built specifically to accommodate such signage.
- 2) Freestanding signs are not permitted except for shopping centers and industrial parks having two or more businesses or industries.
- 3) The Building Inspector may grant a permit for a single sign for a single business, on

a standalone lot, provided the sign is in keeping with the intent expressed in this article and provided its dimensions are the same as those required for an attached single sign of no more than 30 square feet, as stated in Subsection A above. [Amended 3-08-22 ATM by Article Z-22-G]

- 4) The Building Inspector may grant a permit for a single sign for a single business, on a standalone lot, provided the sign is in keeping with the intent expressed in this article and provided its dimensions are no more than 50 square feet, if 20 square feet of that freestanding sign is permanently dedicated as a manual reader board. [Added 3-10-2009 ATM by Art. P-09-24] [Amended 3-08-22 ATM by Article Z-22-G]

C. Identification signs for shopping centers and industrial parks.

- 1) A shopping center or industrial park may have one common sign containing a registry of all tenants/occupants provided the following requirements are met:
 - a) It is a freestanding sign.
 - b) The names of individual tenants/occupants shall appear in letters of a uniform style and size.
 - c) The total area of the sign and structure shall not exceed 150 square feet, with the air space below the sign calculated as part of the 150 square feet.
 - d) It shall be located and constructed so as not to impair traffic safety.
 - e) Illumination of the sign, whether internal or external, shall not create conditions that are dangerous to the comfort, peace, enjoyment, health, or safety of the community or lend to its disturbance or annoyance.
- 2) Attached signs shall conform to Subsection A above.

§ 220-60. Commercial 2 District and Village Center District. [Village added ATM 2015]

Signs for permitted commercial uses within the Commercial 2 & the Village Center Districts shall be no more than 15 square feet. No width dimension shall exceed five feet and height measurement shall exceed seven feet, inclusive of the post or pedestal upon which the sign is mounted. Such signs may include a registry of tenants/occupants whose business takes place within the commercial structure. Such a common sign shall utilize a uniform letter style and size. No more than one sign is permitted per lot.

- A. All signs in Commercial 2 or Village Center districts shall consist of wood construction only, shall be illuminated with indirect lighting only, and shall be in keeping with the character of Main Street. [Amended 3-14-23 ATM by Art. Z-23-9]
- B. The Planning Board, if deemed necessary, shall retain the services of a landscape architect and professional sign maker to assure compliance with Subsection A above at the applicant's

expense.

C. The following signs are not permitted in either the C2 or Village Center districts: [Added 3-11-2003 ATM by Art. P-18. Amended 3-14-23 ATM by Art. Z-23-9.]

D. Attached signs.

1) (Reserved)⁴⁵

2) Banners.

§ 220-60.1. Integrated Commercial Residential District. [Moved from ICR District regulations 3-12-2013 ATM by Art. Z-13-15]

A. Residential use: 1 on-site, three-square-foot sign (attached or freestanding) is permitted. The freestanding sign and supporting structure may not exceed six (6) feet in height.

B. Commercial/Industrial use (single business): 1 on-site, thirty-square-foot sign (attached or freestanding) is permitted. The freestanding sign and supporting structure may not exceed 10 feet in height.

C. Commercial/Industrial use (multiple businesses): 1 three-square foot, attached sign per business and 1 freestanding sign per lot are permitted. The freestanding sign and supporting structure may not exceed 25 feet in height or 150 square feet in area.

D. Combined use: 1 on-site thirty-square foot sign (attached or freestanding) is permitted. The freestanding sign and supporting structure may not exceed 10 feet in height.

§ 220-61. Prohibited signs. [Amended 3-14-2017 ATM by Art. Z-17-06]

A. The following types of signs are expressly prohibited in all districts unless otherwise provided for in this article:

1) Off-site signs.

a) Exemption: One (1) real estate sign may be placed in front of a parcel or unit for sale, lease, or rent without a permit. [Added 3-10-2009 ATM by Art. P-09-22]

2) Animated, moving, flashing, intensely lighted signs and signs that emit audible sound, noise, or visible matter.

B. No person shall park a vehicle or trailer on a public right-of-way or public property, or on private property so as to be visible from the public right-of-way, which is attached thereto or providing advertisement of products or directing people to a business or activity located on the same or nearby property or any other premises. This subsection is not intended to

⁴⁵ Editor's note: Subsection C.(2) , Temporary Signs, was repealed 3-9-2004 ATM by Art. P-43.

prohibit any form of vehicular signage, such as a sign attached to a bus or lettered on a motor vehicle.

- C. Banner, pennants, searchlights, twirling signs, A-frame signs, sandwich board signs, sidewalk or curb signs, balloons or other gas-filled figures shall not be used except as provided in § 220-62.
- D. Fences or any other wall which is not structurally a part of a building may not be used for a sign except to identify a residence.
- E. It shall be unlawful to affix, attach, or display any advertisement upon any object of nature, utility pole, telephone booth or highway sign.
- F. Digital signs are prohibited. [Added 3-12-2002 ATM by Art. P-40]

§ 220-62. Temporary signs.

- A. Permits may be issued for posters and banners, securely attached to the building, which describe a special sale or promotion. Total area of such signs shall not exceed 30 square feet and the number of occasions shall not exceed eight times per year. "Securely" means attached to the flat portion of the building wall with all four corners secured to the wall. [Amended 3-11-2003 ATM by Art. P-19]
- B. Permit duration; content, size, and fee.
 - 1) Portable or wheeled sign permits may be issued for a period of 30 days. [Amended 3-11-2008 ATM by Art. P-08-28]
 - a) For business locations with 10 or fewer businesses, no more than one (1) thirty-day permit shall be issued at the same time.
 - 1. No single business shall be issued a permit for a temporary sign more than nine (9) times in the same calendar year or for more than three (3) consecutive months. [Amended 3-10-2009 ATM by Art. P-09-20]
 - b) For business locations with eleven (11) or more businesses, no more than four (4) thirty-day permits shall be issued at the same time. [Amended 3-10-2009 ATM by Art. P-09-20]
 - c) No single business shall be issued a permit for a temporary sign more than six (6) times in the same calendar year or for more than three (3) consecutive months.
 - d) No single business shall be issued more than one (1) thirty-day permit at the same time.

- 2) Temporary signs shall pertain to the business conducted on the premises upon which they are to be located. Temporary signs shall be no larger than 32 square feet. The fee shall be as set forth in the Plaistow Planning Board Fee Schedule.⁴⁶ [Amended 3-11-2008 ATM by Art. 42; 3-13-18 ATM by Art. Z-18-14]
- C. All signs shall pertain to the business conducted on the premises upon which they are to be located. [Amended 3-11-2008 ATM by Art. P-08-29]
- D. (Reserved) [Amended 3-13-18 ATM by Art. Z-18-11]
- E. Temporary signs may be internally lit; no permanent or temporary external lighting is to be installed to illuminate temporary signage. [Added 3-11-2008 ATM by Art. P-08-30]
- F. If the business owner is not the property owner, then the property owner's written permission is required to issue a thirty-day temporary sign, banner, or poster permit. [Added 3-11-2008 ATM by Art. P-08-30]
- G. If a business is issued two (2) consecutive notices of violation for the display of a temporary sign without a permit, then no temporary sign permit shall be issued to that business for a period of six (6) months. [Added 3-10-2009 ATM by Art. P-09-23]
- H. If a business has been suspended from obtaining a temporary sign permit, and a temporary sign is still displayed then a fine of \$50.00 per sign/per day may be assessed by the Code Enforcement Officer. [Added 3-10-2009 ATM by Art. P-09-23]
- I. Any person carrying a sign that is advertising a business, sale, or promotion shall be considered to be carrying a temporary sign and all provisions of the Temporary Sign Ordinance permitting process shall apply. [Added 3-12-2013 ATM by Art. Z-13-10]
- J. Grand Opening Sign Package Permit [Added 3-12-13 ATM by Art. Z-13-11]
New Plaistow businesses, Plaistow businesses that have undergone major renovations, or Plaistow businesses that have had a change in ownership qualify for the Grand Opening Sign Package Permit. Company-wide celebrations of new branch locations in other locations do not qualify.

Grand Opening Events must commence within ninety (90) days of the issuance of the Certificate of Occupancy for the qualifying business.

A Grand Opening Sign Package Permit includes:

- Up to two (2) banners, securely attached to the building's façade by all four corners;
- Up to three (3) forms of temporary signage, i.e. A-Frame Signs, Wheeled Signs, Wave Runners, Feathers. (All temporary signs must be of the like

⁴⁵ Editor's Note: The Plaistow Planning Board Fee Schedule is on file in the Town offices.

and type currently allowed and must be affixed or displayed in accordance with all sections of the Sign Ordinance);

- Buntings, securely attached to the building's façade;
- Pennants;
- Inflatables;
- Hot Air Balloons

Other than Hot Air Balloons, any other type of balloon (latex, mylar, etc.) is not permitted with a Grand Opening Sign Package Permit.

All signs permitted under the Grand Opening Sign Package Permit must be located and displayed on the property of the business for which the permit is issued. No off-site signage is allowed.

Any other signage that would not already be allowed under other sections of this Sign Ordinance is also not permitted with a Grand Opening Sign Package.

The cost of the Grand Opening Sign Package Permit is \$100.00.

The duration of the Grand Opening Sign Package Permit is one (1) week.

§ 220-63. Roof signs.

Roof signs are not permitted except for mansard roofs where the sign is attached to a vertical portion.

§ 220-64. Franchise requirements.

Commercial franchise businesses which, by franchise agreement, are required to provide signs incompatible with this chapter must provide copies of franchise contracts or agreements which require the sign as condition of franchise operation. Such signs are subject to the approval of a special exception by the Board of Adjustment.

§ 220-65. Permit required.

- A. All regulated signs require a permit in all districts.
- B. The permit approval is for the sign presented in the application only. Any and all new signs, including replacement signs, require that a new permit be issued. [Added 3-11-2003 ATM by Art. P-20]
- C. All internally lit signs must be UL listed. [Added ATM 2015]

Article X - Home Occupation

§ 220-66. Permitted uses.

Business uses clearly secondary to the home may be permitted, by special exception from the Zoning Board of Adjustment, to allow a place to work within their legal residence for persons in one of the following professions, occupations, or trades:

- A. Attorney, architect, consultant, personal service business, engineer, real estate agent, insurance agent, internet sales or similar recognized profession. **[Amended 3-13-18 ATM by Art. Z-18-01]**
- B. Artist, craftsman, daycare (caring for not more than six children not living in the home), seamstress, one-chair beauty parlor, teaching not more than six pupils simultaneously in addition to those living in the home, and other similar occupations. **[Amended 3-9-2010 ATM by Art. P-10-P; 3-10-2020 ATM by Art. Z-20-12]**
- C. Tradesman, repairman, contractor, and other similar self-employees (see § 220-13).
- D. Doctors, dentists and other medical or mental health specialists using home occupation will only be permitted within ICR, C2 or VC Zones (see § 220-28). **[Amended 3-09-2021 ATM by Art. Z-21-5]**

§ 220-67. Conditions.

- A. Such business use shall not be injurious, noxious, or offensive to the neighborhood by reason of emission of odor, fumes, dust, smoke, vibration, and noise. No equipment or process will be allowed that creates visual, audible, or electrical interference or causes fluctuations in voltage off premises.
- B. Use by owner or tenant in one- or two-family dwellings with owner's written permission. The residential use is established prior to the business use.
- C. The business use is conducted within the residential building and does not exceed 25% of the total normal living area of the residence. The normal living area is that portion of the residential building of living room/s, kitchen/s, dining room/s, family room/s, den/s, bathroom/s, laundry room/s and bedroom/s.
- D. The business use shall not change the residential character of the dwelling and the property. **[Amended 3-13-18 ATM by Art. Z-18-12]**
- E. Not more than one sign or other advertising device is to be displayed on the property and it shall not exceed a size of three-square feet. Signs will not be illuminated from within or by exterior spot lighting in any zoning district that permits a home occupation. (See § 220-28.) **[Amended 3-13-2007 ATM by Art. P-07-33; 9-18-2007 STM] [Amended 3-09-2021 ATM by Art. Z-21-05]**

F. A home business use will meet the following criteria:

- 1) Not more than one person not residing in the home is to be employed on the premises at the same time.
- 2) No outside merchandise displays.

G. Sufficient off-street parking for the employee and clients is to be provided. Any required deliveries can only be made by vehicles consistent with normal residential activities between the hours of 7:00 a.m. and 7:00 p.m. The outside parking of not more than two business vehicles total, which includes cars, trucks, and/or trailers, for each dwelling unit on the lot is permitted in all residential districts provided the vehicles: [Amended 3-12-2024 ATM by Art. Z-24-02]

- 1) Do not exceed one-ton capacity (manufacturer's rating).
- 2) Are used as a means of transportation to and from the resident's place of business.
- 3) Are not loaded with flammable, noxious, or dangerous materials.
- 4) Must conform with § 220-13.

H. The business shall not be contrary to any covenants of conditions contained on the deed to the property.

I. Any applicant who resides in a condominium unit, in addition to obtaining permission from the owner, if the applicant is not the owner, must submit, at the time of application, written permission from the governing condominium association or Board of Directors. [Added 3-9-2004 ATM by Art. P-38]

J. There shall only be one (1) home occupation per dwelling unit. [Added 3-11-2014 ATM by Art. Z-14-7]

§ 220-68. Application for special exception; inspections.

A. Special exceptions granted under this article are intended to allow for a specific business use by the current residents and, as such, shall not be transferable to subsequent occupants. To apply for an exception, the proper forms must be filled out and returned to the Zoning Board of Adjustment. The applicant is required to provide:

- 1) A sketch and/or drawing of the floor plan of the residence, clearly showing the dimensions of the living area and the area to be used for the business and plot plan of the property showing provisions for off-street parking.
- 2) A copy of the deed must be submitted to the Board when applying for an exception.
- 3) An accurate list of abutters and mailing addresses on labels.

- B. Before a permit is granted, mandatory building inspections shall be made by the Code Enforcement Officer if the public is to be served at the proposed location or if hazardous materials are to be stored there. In addition, a formal site plan review by the Planning Board may be required if deemed necessary by the Code Enforcement Officer.
- C. Periodic inspections of the home occupation premises may be required subsequent to the issuance of a permit in order to confirm compliance with the conditions of the original special exception granted. If, in the opinion of the Code Enforcement Officer, the business practices originally set forth and defined in the initial approval have changed, the Code Enforcement Officer shall revoke the permit that was issued. Permit holders whose permits are revoked may make application to the Board of Adjustment for a new permit based on the changed circumstances of the home occupation.
- D. Application for a home occupation permit shall be made to the Building Department on a form provided by the Building Department and shall be accompanied by a fee as set forth in the Plaistow Planning Board Fee Schedule.⁴⁷ All home occupation permits shall be issued for a period of three years and may be renewed provided there is no violation of the provisions of this article. Requests for renewals shall be submitted to the Building Department accompanied by the renewal fee as set forth in the Plaistow Planning Board Fee Schedule prior to the expiration of the permit. [Amended 3-11-2008 ATM by Art. 42; 3-13-18 ATM by Art. Z-18-15]

⁴⁷ Editor's Note: The Plaistow Planning Board Fee Schedule is on file in the Town offices.

Article XI - Excavations

§ 220-69. Definitions.

As used in this article, the following terms shall have the meanings indicated:

EARTH — Sand, gravel, rock, soil, or construction aggregate produced by quarrying, crushing or any other mining activity or such other naturally occurring unconsolidated materials that normally mask the bedrock.

EXCAVATION — Land area, which is used, or has been used, for the commercial taking of earth, including all slopes.

EXCAVATION SITE — Any area of contiguous land in common ownership upon which excavation takes place.

§ 220-70. Permit required.

A. No owner shall permit any excavation of earth on his premises without first obtaining a permit pursuant to the requirements of Chapter 155-E, New Hampshire Revised Statutes Annotated, hereinafter referred to as RSA 155-E, and the requirements of this article.

B. Exceptions.

- 1) Existing excavations. The owner of an excavation which lawfully existed and was in use on or before August 24, 1979, may continue such existing excavation on the excavation site without a permit.
- 2) Stationary manufacturing plants. No permit shall be required for excavation from an area which is contiguous to or is contiguous land in common ownership with stationary manufacturing and processing plants which were in operation as of August 24, 1979, which use earth obtained from such areas and/or for which local or state permits have been granted since August 24, 1979.
- 3) Highway excavations. No permit shall be required for excavation performed exclusively for the lawful construction, reconstruction, or maintenance of a Class I, II, III, IV or V highway by a unit of government having jurisdiction for the highway or an agent of the unit of government which has a contract for the construction, reconstruction, or maintenance of the highway; provided, however, that:
 - a) A copy of the excavation agreement executed by the owner, agent, and governmental unit is filed with the Planning Board prior to the start of excavation.
 - b) Such excavation shall not be exempt from the operational and reclamation standards of RSA 155-E:4-a, 155-E:5 and 155-E:5-a, this article, and any other applicable ordinances, unless an exemption is granted by the New

Hampshire Department of Transportation pursuant to the requirements of RSA 155-E:2, IV(c).

- 4) Exceptions shall not apply to any abandoned excavations as defined in RSA 155-E:2, II.

C. Other exceptions. [Amended 3-13-2007 ATM by Art. P-07-34]

- 1) No state permit shall be required for an excavation not to exceed 5,000 cubic yards in a twelve-month period that is exclusively incidental to the construction or alteration of a building or structure or the construction or alteration of a parking lot or way, including a driveway on a portion of the premises where the removal occurs, provided all state and local permits required for the construction or alteration of the building, structure, parking lot, or way have been issued.
- 2) No state permit shall be required for excavation not to exceed 5,000 cubic yards in a twelve-month period that is incidental to agricultural or silvicultural activities, normal landscaping, or minor topographical adjustment provided the following two criteria are met:
 - a) Prior to excavations the owner shall submit a letter of intent to the Planning Board.
 - b) The letter shall contain at least the names and addresses of all abutters, sketches, and a description of the project to be done and distances from proposed project to property lines. All abutters in the letter shall be noticed by certified mail to be paid by the applicant.
- 3) In cases where a state permit is not required for reasons specified in Subsection C, a local excavation permit is required.
 - a) The local excavation permit form shall be specified in the Subdivision regulations.
 - b) All local excavation permits shall require a public hearing except for those cases where the applicant is also applying for site plan or subdivision approval in which cases the discussion and review of the excavation information will take place during the normal site plan/subdivision approval process.
 - c) In all cases a separate drawing must show the reclamation to be done at the completion of the excavation.
 - d) In cases where excavation is coincident with site plan or subdivision approval, no excavation can take place until the site plan and/or subdivision has been approved and all conditions of approval have been met.

§ 220-71. Application for permit.

Any owner or owner's agent, prior to excavation of his/her land, shall apply to the Planning Board for a permit for excavation. The applicant shall also send a copy of the application to the Plaistow Conservation Commission. Such application shall be signed and dated by the applicant and shall contain at least the names, addresses, sketches, descriptions, distances, elevations, and plans for reclamation/restoration defined in RSA 155-E:3.

§ 220-72. Prohibited projects.

The Planning Board shall not grant a permit under the following circumstances:

- A. Where the excavation would violate the operational standards set forth in RSA 155E:4-a and § 220-73 of this article.
- B. Where excavation takes place within 50 feet of the boundary of a disapproving abutter or within 10 feet of the boundary of an approving abutter unless the abutter requests approval.
- C. Where the excavation site is located in the Medium Density Residential District (MDR), the Low Density Residential District (LDR), and the Residential Conservation District I (RC1). [Amended 3-13-2007 ATM by Art. P-07-31]
- D. Where the issuance of a permit would be unduly hazardous or injurious to the public welfare.
- E. Where existing visual barriers would be removed, except to provide access to the excavation.
- F. Where the excavation would substantially damage a known aquifer, so designated by the United States Geological Survey.
- G. Where the excavation would take place on, beneath, or adjacent to wetland buffers or inland surface water in such a manner that a permit is required from local, state, or federal agencies with jurisdiction over the premises; provided, however, that the Planning Board may approve the application if all necessary permits are obtained.
- H. Where the project cannot comply with the reclamation standards set forth in RSA 155-E:5 and 155-E:5-a and § 220-74 of this article.

§ 220-73. Operational standards.

No person shall excavate, and no owner shall permit excavation of an excavation site, whether such excavation is subject to a permit or is regulated under RSA 155-E:2 and this article, without complying with the following standards:

- A. No excavation shall be permitted below road level within 50 feet of the right-of-way of any public highway unless it is for the purpose of said highway.

- B. No excavation shall be permitted within 50 feet of the boundary of a disapproving abutter or within 150 feet of any dwelling which either existed or for which a building permit has been issued at the time the excavation begins.
- C. Vegetation shall be maintained or provided within the peripheral areas required by Subsections A and B above.
- D. Drainage shall be maintained so as to prevent the accumulation of freestanding water for prolonged periods. Excavation resulting in siltation of streams or degradation of any water supplies is prohibited.
- E. No fuels, lubricants, or other toxins or polluting materials shall be stored on site unless in compliance with state and local regulations pertaining to such materials.
- F. Where temporary slopes exceed a grade of 1:1, a fence or other suitable barricade shall be erected to limit access to the site and warn of danger.
- G. Prior to removal of topsoil or other material from a new excavation area, the excavator shall file a reclamation bond or other security as prescribed by the Planning Board sufficient to secure the reclamation of the site.

§ 220-74. Reclamation standards.

- A. Within 12 months after the expiration date of a permit or of the completion of any excavation, whether subject to permit or not, and timed according to whichever occurs first, the owner of the excavated land shall have completed the reclamation of the areas affected by the excavation by fulfilling the following minimum requirements in accordance with RSA 155-E:5 and this article:
 - 1) Except for exposed rock ledge, all areas affected by the excavation or stripped of vegetation shall be spread with soil capable of sustaining vegetation; shall be seeded with grass or other plant life suitable to prevent erosion; and shall be replanted with tree seedlings wherever trees which were visible from a public way have been removed. Such activity shall be in accordance with acceptable horticultural practices.
 - 2) Earth and vegetative debris resulting from the excavation shall be removed or otherwise be lawfully disposed of.
 - 3) All slopes, except exposed ledge, shall be graded to natural contours for the soil type of which they are composed and shall not be left steeper than 2:1. Slope changes shall not be abrupt but shall blend with surrounding terrain.
 - 4) Any standing bodies of water as may constitute a hazard to health and safety shall be eliminated.

- 5) The topography of the land shall be left so that water draining from the site flows from the property at the original, natural drainage points and in natural proportions. Whenever a permit from the Division of Water Supply and Pollution Control is issued, pursuant to RSA 149:8-a,⁴⁸ the provisions of that statute shall supersede this subsection.
- B. Any excavated area of five contiguous acres or more which is either depleted of commercial earth materials, excluding bedrock, or from which no earth materials have been removed for a two-year period shall be reclaimed in accordance with RSA 155-E:5 and this article. Reclamation shall take place within 12 months following such depletion or two years of nonuse, regardless of whether other excavation is occurring on adjacent land in contiguous ownership.
- C. Exceptions. The Planning Board, upon application and following a hearing in accordance with § 220-76 of this article, may grant an exception in writing to the standards contained in this section (§ 220-74) and § 220-73 above if good cause can be shown. A written decision shall state the specific standards, if any, which are being relaxed and shall include reasonable alternative standards. The Planning Board's decision on any request for exception may be appealed in accordance with RSA 155-E:9.

§ 220-75. Application for amendment.

When the scope of a project for which an excavation permit has been issued is proposed to be altered so as to affect the size or location of the excavation, or the rate of removal, or the plan for reclamation, the owner shall submit an application for amendment of the excavation permit, said application for amendment to be subject to approval in the same manner as an initial application for excavation.

§ 220-76. Hearing procedure.

- A. Prior to the Planning Board approving an application for an excavation permit or an application for an amended excavation permit, a public hearing shall be held within 30 days of such application. Notice shall be sent to all abutters and shall specify the grounds for the hearing, as well as the date, time, and place. At least 14 days' notice of the time and place of the hearing shall be published in a paper of general circulation, and a legal notice shall be posted in at least three public places in the town. The 14 days shall not include the day of publication or the day of the meeting, but shall include Saturdays, Sundays, and legal holidays within said period.
- B. Within 20 days of the hearing, or any continuation thereof, the Planning Board shall render a decision approving or disapproving the application, giving reasons for disapproval.

§ 220-77. Issuance of permit.

- A. If the Planning Board, after public hearing, approves the application for a permit and

⁴⁸ Editor's Note: RSA 149:8-a was repealed by 1989, 339:35, IV. See now RSA 485-A:17.

determines it is not prohibited by RSA 155-E or this article, it shall, upon receipt of an excavation fee as set forth in the Plaistow Planning Board Fee Schedule⁴⁹ and the posting of a bond or other such surety with the Town Treasurer in an amount reasonably sufficient to guarantee compliance with the permit, grant a permit to the applicant for an excavation. [Amended 3-11-2008 ATM by Art. 42; 3-13-18 ATM by Art. Z-18-14]

- B. A copy of the issued permit shall be prominently posted at the excavation site.
- C. A permit shall not be assignable or transferable without prior written consent of the Planning Board.
- D. A permit shall specify the date upon which it expires.
- E. The Planning Board may include in a permit such reasonable conditions as are consistent with the purpose of this article, including the provision of visual barriers to the excavation.

§ 220-78. Appeals.

If the Planning Board disapproves or approves an application for an excavation permit or an application for an amended permit, any interested person affected by such decision may appeal for a rehearing in accordance with appeal procedures defined in RSA 155-E:9.

§ 220-79. Enforcement.

- A. The Planning Board or its duly authorized agent may suspend or revoke the permit of any person who has violated any provision of the issued permit or made a material misstatement in the application upon which the permit was granted, subject to a motion for rehearing and appeal in accordance with § 220-78 above.
- B. Fine, penalties, and violations of this article shall be the same as those stated in Article XXI of this chapter.
- C. Remedies shall be the same as those stated in RSA 676:15.

⁴⁹ Editor's Note: The Plaistow Planning Board Fee Schedule is on file in the Town offices.

Article XII - Reserved

§ 220-80. (Reserved)⁵⁰

§ 220-81. (Reserved)

§ 220-82. (Reserved)

§ 220-83. (Reserved)

§ 220-84. (Reserved)

§ 220-85. (Reserved)

⁵⁰ The Floodplain Development Ordinance has been deleted here and replaced with an updated ordinance in §220-20.

Article XIII - Cemetery/Burial Site and Mausoleum

§ 220-86. General provisions.

- A. No person, without the written authorization of the owner of a burial site or the lineal descendent of the deceased, if known, or the written authorization of the Town of Plaistow, if the lineal descendent is unknown, shall:
 - 1) Purposely or knowingly destroy, mutilate, or remove any monument, tomb, gravestone, or other marker placed or designed for a memorial of the dead, including a fence, railing, or other enclosure for the burial of the dead.
 - 2) Purposely or knowingly disturb the contents of any tomb or grave in any cemetery or burial ground.
- B. The Town of Plaistow shall not grant approval for the removal of tomb, monument, gravestone, or grave enclosure without first giving 30 days' notice, together with a report of the full circumstances, that such an approval has been requested. The Town of Plaistow shall keep a record of the date, circumstances, and disposition of the request for removal or disturbance.
- C. Burials on private property, unless in an existing burial ground, shall comply with all Town of Plaistow zoning ordinances and shall require a site plan approval from the Town of Plaistow Planning Board. Such burial sites shall comply with the following:
 - 1) All burial sites shall be not less than 50 feet from the right-of-way of any class of state highway and not less than 35 feet from the right-of-way of any class of Town road.
 - 2) No cemetery or other burial site shall be laid out within 100 feet of any dwelling, schoolhouse, or school lot, store, or other place of business without the consent of the owner of the same.
 - 3) All burial sites shall be not less than 50 feet from any existing or known source of water.
 - 4) All burial sites shall be recorded in the deed to the property and carried in such deed upon transfer of said property to another person, company, or corporation, etc. All sites shall be recorded on Town of Plaistow Tax Maps.
 - 5) The Plaistow Planning Board may require additional restrictions where deemed necessary, in order to preserve and safeguard against any violation(s) of this article and any other ordinances and/or regulations of the Town of Plaistow.

§ 220-87. Excavation and/or development.

- A. No excavation or development shall be conducted within 35 feet of any known or proposed

burial site, whether or not such site was properly recorded in the deed to the property.

- B. Any proposed subdivision or site plan containing a burial site or cemetery shall separate said site from the remainder of the subdivision or site plan by means of a permanent fence or stone wall of at least three feet in height. This fence shall be placed not less than 25 feet from any grave, monument, or tomb.
- C. All existing or planned burial sites or cemeteries shall be shown on any new subdivision or site plans as separate lot(s), which may be deeded to the Town of Plaistow, and as such shall be under the care of and responsibility of the Town of Plaistow, at its discretion. Access for maintenance shall also be shown on the subdivision or site plans.

§ 220-88. Cemetery records.

The Town of Plaistow or other body charged with the responsibility for operation and administration of any cemetery shall keep a record of every burial in any cemetery under its control, showing the date of burial and the name of the person buried and the lot, plot, or part of such plot or lot in which the burial was made. Such records shall also be kept of every private burial site with the Town of Plaistow. In cases where cremation is used it shall be so stated on any or all records.

§ 220-89. Definitions.

As used in this article, the following terms shall have the meanings indicated:

BURIAL GROUND — A private cemetery on private property and not available for use by the public.

BURIAL SPACE — A lot in any cemetery as designed and intended for the interment of a human body or bodies, but presently not used for such purpose.

CEMETERY — Any cemetery owned, managed, or controlled by any municipality within this state or owned and managed by any cemetery corporation chartered by the state.

MAUSOLEUM — A large tomb; usually a stone building with places for entombment of the dead above ground.

Article XIV - Impact Fees

[Amended 3-9-2004 ATM by Art. P-30⁵¹; 3-13-18 ATM by Art. Z-18-14]

§ 220-90. Statutory authority; purpose.

Impact fees assessed by the Town of Plaistow are permitted under RSA 674:21, V, as an innovative land use control. Impact fees collected from each new development help offset the cost of capital facilities required by the Town of Plaistow to insure the health and safety of its residents. Impact fees are assessed and collected for the Timberlane School District to help offset the capital facility costs of the school district that serves Plaistow students.

§ 220-90.1. Definitions.

- 1) New Development. As associated with the administration of impact fees, means and activity that results in:
 - a) The creation of a new dwelling unit or units; or
 - b) The creation of a new accessory dwelling unit with square footage outside of a primary dwelling unit; or
 - c) The conversion of a lawfully existing use, or additions thereto, that would result in a net increase in the number of dwelling units; or
 - d) The construction of new non-residential buildings or additions thereto; or
 - e) The conversion of a building that results in a net increase in the gross floor area of a non-residential use; or
 - f) Subdivision and site plans for the purpose of assessing an impact fee

§ 220-91. Imposition of impact fees.

New development and expansion of existing developments are required to pay impact fees as described by § 220-100 of this article and as maintained in the Plaistow Planning Board Fee Schedule that shall be adopted by the Plaistow Planning Board after notice and public hearing. Payment of such fees does not preclude the Town or the Planning Board from requiring other payments for facilities specifically benefiting the development as required by the subdivision or site plan review regulations.

§ 220-92. Computation of impact fees.

Each impact described in § 220-100 shall have its own impact fee calculation, and such calculation shall be based on a methodology such that each person seeking new or expanded development pays a proportionate, fair-share amount of the capital facilities. The methodologies shall be incorporated into the Plaistow Planning Board Fee Schedule and may be amended, as Plaistow's needs arise, at a Public Hearing held during a regular or special meeting of the Planning Board.

§ 220-93. Assessment and collection of impact fees.

⁵¹ Editor's Note: This article consolidated the requirements of former Art. XIV, Roadway Impact Fee Assessment, Art. XV, School District Impact Fee Assessment, Art. XVI, Recreational Impact Fee Assessment, and Art. XVII, Public Safety Impact Fee Assessment, added 3-12-2002 ATM by Art. P-31, as amended. The Plaistow Planning Board Fee Schedule is on file in the Town offices.

Impact Fee Assessment and Collection Table

Type of Development	Name of Impact Fee	Time of Impact Fee Assessment	Time of Impact Fee Collection
Residential subdivision	School District	Issuance of subdivision approval	Issuance of Occupancy Permit for each dwelling unit
	Public Safety	Issuance of subdivision approval	Issuance of Occupancy Permit for each dwelling unit
	Recreational Facility	Issuance of subdivision approval	Issuance of Occupancy Permit for each dwelling unit
	New Road	Issuance of subdivision approval	Release of road performance bond
Residential (not part of new subdivision)	School District	Issuance of Building Permit for each dwelling unit	Issuance of Occupancy Permit for each dwelling unit
	Public Safety	Issuance of Building Permit for each dwelling unit	Issuance of Occupancy Permit for each dwelling unit
	Recreational Facility	Issuance of Building Permit for each dwelling unit	Issuance of Occupancy Permit for each dwelling unit
	New Road	Not applicable	Not applicable
Commercial / Industrial Site Plan	School District	Not applicable	Not applicable
	Public Safety	Issuance of Site Plan or Amended Site Plan approval	Issuance of the 1st Business Certificate of Occupancy for the new structures and/or additions on the site plan
	Recreational Facility	Not applicable	Not applicable
	New Road	Applicable only if site plan has a new proposed Town-owned road, assessment at Site Plan approval	Applicable only if site plan has a new proposed Town-owned road, collection at new road performance bond release

§ 220-94. (Reserved)**§ 220-95. Appeals.**

If a fee payer elects to dispute the amount of a particular impact fee, the fee payer may prepare and submit to the Planning Board an independent fee calculation study for the new or expanded development activity that is proposed. The appeal of a particular impact fee shall not be interpreted

to mean an appeal of all applicable impact fees. Each impact fee must have its own individual appeal. The Planning Board may accept or reject the fee payer's alternate impact fee calculation by a majority vote of Planning Board members present at a regular or special meeting of the Planning Board. The Planning Board in consensus with the fee payer may modify the submitted alternate calculation to one that is mutually acceptable. In all cases, acceptance as submitted, modified, and mutually agreed to, or rejection as submitted, the Planning Board will notify the fee payer of any action taken in writing.

§ 220-96. Administration of funds collected.

- A. All funds collected shall be properly identified and promptly transferred for deposit in an individual account for each applicable impact fee. Impact fee accounts shall be special revenue accounts and under no circumstances shall such revenues accrue to the general fund.
- B. The Town Treasurer shall have custody of all fee accounts and shall pay out the same only upon written approval of the Board of Selectmen and only for the purpose for which the impact fee was paid.
- C. The Town Treasurer shall record all fees paid by date of payment, the name of the person making the payment, and shall maintain an updated record of the current ownership, tax map and lot reference number of properties for which fees have been paid under this article for a period of at least six years.
- D. At the end of each fiscal year, the Town Treasurer shall make a report to the Board of Selectmen giving a particular account of all impact fee transactions that occurred during the year.
- E. In the event that bonds or similar debt instruments have been issued for identified capital improvements that were constructed in anticipation of development, impact fees may be used to pay debt service on such bonds or similar debt instruments.

§ 220-97. Refund of fees paid.

- A. The owner of record of property for which an impact fee has been paid shall be entitled to a refund of that fee or a portion of that fee, plus accrued interest, where:
 - 1) The impact fee or some remaining portion of the impact fee has not been encumbered or legally bound to be spent for the purpose for which it was collected within a period of six years from the date of the final payment of the fee or total fee.
 - 2) The Town has failed, within the period of six years from the date of final payment of such total fee, to appropriate the non-impact-fee share of related capital improvement costs.
- B. The Board of Selectmen shall, annually, provide all owners of record who are due a refund written notice of the amount due, including accrued interest.

§ 220-98. Premature and scattered development.

Nothing in this article shall be construed so as to limit the existing authority of the Planning Board to deny new proposed developments that are scattered or premature, require an excessive expenditure of public funds, or otherwise violate the Town of Plaistow Zoning Ordinance, Subdivision Regulations, or Site Plan Review Regulations.

§ 220-99. Review of methodologies and fee schedules.

The impact fee assessment schedules and methodologies shall be reviewed periodically by the Planning Board. The Planning Board may, at its discretion, update the Plaistow Planning Board Fee Schedule with an updated fee or an associated methodology at a Public Hearing. If a fee amount or an updated methodology is approved at the Public Hearing, all take effect immediately.

§ 220-100. Impact fees.

A. (Reserved)⁵²

B. Imposition of school district impact fee.

- 1) Any person or business who seeks new residential development in any zone is hereby required to pay a school district impact fee. For the purposes of this article only, new residential development shall mean a new dwelling unit. This shall also include adding an accessory dwelling unit to a single-family dwelling unit with square footage external to the existing dwelling unit, expanding a single-family dwelling unit to a duplex unit or expanding a multifamily dwelling unit to include more dwelling units. Credit will be given for the existing dwelling units.

- 2) A. The credits for older persons, affordable housing shall be 100%, that is, no impact fee will be assessed for this type of dwelling unit.

B. School District Impact Fees for accessory dwelling units shall be assessed in accordance with the Plaistow Planning Board Fee Schedule [Amended 3-10-2020 ATM by Art. Z-20-13]

C. No other credits will be considered. [Amended 3-10-2020 ATM by Art. Z-20-13]

- 3) (Reserved)

C. Imposition of recreational facility impact fee.

- 1) Any person or business who seeks new residential development, as defined in Subsection B.(1) above, is hereby required to pay a recreational facility impact fee. The credits for age-restricted, affordable housing shall be 100%, that is, no impact fee will be assessed for this type of dwelling unit.

⁵². Editor's Note: Former Subsection A, Imposition of Route 125 improvement impact fee, was repealed 3-14-2006 ATM by Art. P-2.

- 2) A. Recreation Facility Impact Fees for accessory dwelling units shall be assessed in accordance with the Plaistow Planning Board Fee Schedule. [Amended 3-10-2020 ATM by Art. Z-20-13]
B. No other credits will be given to offset this impact fee.

- 3) (Reserved)

D. Imposition of public safety complex impact fee.

- 1) Any person or business who seeks new or expanded commercial development, new or expanded industrial development, or residential development as defined in Subsection B.(1) above in any zone is hereby required to pay a public safety complex impact fee.
- 2) No credits will be given to offset this impact fee.
- 3) (Reserved)

E. Imposition of New Road impact fee

- 1) Any person or business who seeks new commercial, industrial, or residential development that requires a new road to be constructed that will become a future Town-owned road shall be required to pay a New Road impact fee.
- 2) No credits will be given to offset this impact fee.

F. **(reserved)**

Article XV - Small Wind Energy Systems

[Added 3-9-2010 ATM by Art. P-10-N]⁵³

§ 220-101. Purpose.

This small wind energy systems ordinance is enacted in accordance with RSA 674:62-66, and the purposes outlined in RSA 672:1-III-a. The purpose of this ordinance is to accommodate small wind energy systems in appropriate locations, while protecting the public's health, safety, and welfare. In addition, this ordinance provides a permitting process for small wind energy systems to ensure compliance with the provisions of the requirements and standards established herein.

§ 220-102. Definitions.

METEOROLOGICAL TOWER (MET TOWNER) – Includes the tower, base plate, anchors, guy wires and hardware, anemometers (wind speed indicators), wind direction vanes, booms to hold equipment for anemometers and vanes, data loggers, instrument wiring, and any telemetry devices that are used to monitor or transmit wind speed and wind flow characteristics over a period of time for either instantaneous wind information or to characterize the wind resource at a given location. For the purpose of this ordinance, met towers shall refer only to those whose purpose are to analyze the environmental factors needed to assess the potential to install, construct or erect a small wind energy system.

MODIFICATION – Any change to the small wind energy system that materially alters the size, type, or location of the small wind energy system. Like-kind replacements shall not be construed to be a modification.

NET METERING – The difference between the electricity supplied to a customer over the electric distribution system and the electricity generated by the customer's small wind energy system that is fed back into the electric distribution system over a billing period.

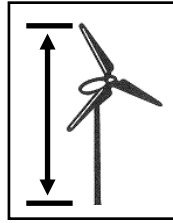
POWER GRID – The transmission system, managed by ISO New England, created to balance the supply and demand of electricity for consumers in New England.

SHADOW FLICKER – The visible flicker effect when rotating blades of the wind generator cast shadows on the ground and nearby structures causing a repeating pattern of light and shadow.

SMALL WIND ENERGY SYSTEM – A wind energy conversion system consisting of a wind generator, a tower, and associated control or conversion electronics, which has a rated capacity of 100 kilowatts or less and will be used primarily for onsite consumption.

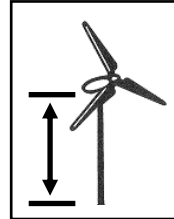
⁵³ Editor's Note: Former Art. XV, School District Impact Fee, was removed from the Code 3-9-2004 ATM by Art. P-30, which article consolidated impact fee regulations. For current information, see Art. XIV, Impact Fees.

System height. The vertical distance from ground level to the tip of the wind generator blade when it is at its highest point.



Tower. The monopole, guyed monopole or lattice structure that supports a wind generator.

Tower height. The height above grade of the fixed portion of the tower, excluding the wind generator.



WIND GENERATOR – The blades and associated mechanical and electrical conversion components mounted on top of the tower whose purpose is to convert kinetic energy of the wind into rotational energy used to generate electricity.

§ 220-103. Procedure for review.

- A. **Building Permit.** Small wind energy systems and met towers are an accessory use permitted in all zoning districts where structures of any sort are allowed. No small wind energy system shall be erected, constructed, or installed without first receiving a building permit from the building inspector. A building permit shall be required for any physical modification to an existing small wind energy system. Met towers that receive a building permit shall be permitted on a temporary basis not to exceed 3 years from the date the building permit was issued.
- B. **Application.** Applications submitted to the building inspector shall contain a site plan with the following information:
 - 1) Property lines and physical dimensions of the applicant's property.
 - 2) Location, dimensions, and types of existing major structures on the property.
 - 3) Location of the proposed small wind energy system, foundations, guy anchors and associated equipment.
 - 4) Tower foundation blueprints or drawings.
 - 5) Tower blueprints or drawings.
 - 6) Setback requirements as outlined in this ordinance.
 - 7) The right-of-way of any public road that is contiguous with the property.

- 8) Any overhead utility lines.
 - 9) Small wind energy system specifications, including manufacturer, model, rotor diameter, tower height, tower type, nameplate generation capacity.
 - 10) Small wind energy systems that will be connected to the power grid shall include a copy of the application for interconnection with their electric utility provider.
 - 11) Sound level analysis prepared by the wind generator manufacturer or qualified engineer.
 - 12) Electrical components in sufficient detail to allow for a determination that the manner of installation conforms to the NH State Building Code.
 - 13) Evidence of compliance or non-applicability with Federal Aviation Administration requirements.
 - 14) List of abutters to the applicant's property.
- C. Abutter and Regional Notification. In accordance with RSA 674:66, the building inspector shall notify all abutters and the local governing body by certified mail upon application for a building permit to construct a small wind energy system. The public will be afforded 30 days to submit comments to the building inspector prior to the issuance of the building permit. The building inspector shall review the application for regional impacts per RSA 36:55. If the proposal is determined to have potential regional impacts, the building inspector shall follow the procedures set forth in RSA 36:57, IV.

§ 220-104. Standards.

- A. The building inspector shall evaluate the application for compliance with the following standards:
- 1) Setbacks: The setback shall be calculated by multiplying the minimum setback requirement number by the system height and measured from the center of the tower base to property line, public roads, or nearest point on the foundation of an occupied building.

Minimum Setback Requirements			
Occupied Buildings on Participating Landowner Property	Occupied Buildings on Abutting Property	Property Lines of Abutting Property and Utility Lines	Public Roads
0	1.5	1.1	1.5

- a) Small wind energy systems must meet all setbacks for principal structures for the zoning district in which the system is located.

- b) Guy wires used to support the tower are exempt from the small wind energy system setback requirements.
- 2) Tower: The maximum tower height shall be restricted to 35 feet above the tree canopy within 300 feet of the small wind energy system. In no situation shall the tower height exceed 150 feet.
 - 3) Sound Level: The small wind energy system shall not exceed 60 decibels using the A scale (dBA), as measured at the site property line, except during short-term events such as severe windstorms and utility outages.
 - 4) Shadow Flicker: Small wind energy systems shall be sited in a manner that does not result in significant shadow flicker impacts. Significant shadow flicker is defined as more than 30 hours per year on abutting occupied buildings. The applicant has the burden of proving that the shadow flicker will not have significant adverse impact on neighboring or adjacent uses. Potential shadow flicker will be addressed either through siting or mitigation measures.
 - 5) Signs: All signs including flags streamers and decorative items, both temporary and permanent, are prohibited on the small wind energy system, except for manufacturer identification or appropriate warning signs.
 - 6) Code Compliance: The small wind energy system shall comply with all applicable sections of the New Hampshire State Building Code.
 - 7) Aviation: The small wind energy system shall be built to comply with all applicable Federal Aviation Administration regulations including but not limited to 14 C.F.R. part 77, subpart B regarding installations close to airports, and the New Hampshire Aviation regulations, including but not limited to RSA 422-b and RSA 424.
 - 8) Visual Impacts: It is inherent that small wind energy systems may pose some visual impacts due to the tower height needed to access wind resources. The purpose of this section is to reduce the visual impacts, without restricting the owner's access to the optimal wind resources on the property.
 - a) The applicant shall demonstrate through project site planning and proposed mitigation that the small wind energy system's visual impacts will be minimized for surrounding neighbors and the community. This may include, but not be limited to information regarding site selection, wind generator design or appearance, buffering, and screening of ground mounted electrical and control equipment. All electrical conduits shall be underground, except when the financial costs are prohibitive.
 - b) The color of the small wind energy system shall either be the stock color from the manufacturer or painted with a non-reflective, unobtrusive color that blends in with the surrounding environment. Approved colors include but are not limited to white, off-white or gray.

- c) A small wind energy system shall not be artificially lit unless such lighting is required by the Federal Aviation Administration (FAA). If lighting is required, the applicant shall provide a copy of the FAA determination to establish the required markings and/or lights for the small wind energy system.
- 9) Approved Wind Generators: The manufacturer and model of the wind generator to be used in the proposed small wind energy system must have been approved by the California Energy Commission or the New York State Energy Research and Development Authority, or a similar list approved by the state of New Hampshire, if available.
- 10) Utility Connection: If the proposed small wind energy system is to be connected to the power grid through net metering, it shall adhere to RSA 362-A:9.
- 11) Access: The tower shall be designed and installed so as not to provide step bolts or a ladder readily accessible to the public for a minimum height of 8 feet above the ground. All ground-mounted electrical and control equipment shall be labeled and secured to prevent unauthorized access.
- 12) Clearing: Clearing of natural vegetation shall be limited to that which is necessary for the construction, operation and maintenance of the small wind energy system and as otherwise prescribed by applicable laws, regulations, and ordinances.

§ 220-105. Abandonment.

- A. At such time that a small wind energy system is scheduled to be abandoned or discontinued, the applicant will notify the building inspector by certified U.S. mail of the proposed date of abandonment or discontinuation of operations
- B. Upon abandonment or discontinuation of use, the owner shall physically remove the small wind energy system within 90 days from the date of abandonment or discontinuation of use. This period may be extended at the request of the owner and at the discretion of the building inspector. "Physically remove" shall include, but not be limited to:
 - 1) Removal of the wind generator and tower and related above-grade structures.
 - 2) Restoration of the location of the small wind energy system to its natural condition, except that any landscaping, grading, or below-grade foundation may remain in its same condition at initiation of abandonment.
- C. In the event that an applicant fails to give such notice, the system shall be considered abandoned or discontinued if the system is out-of-service for a continuous 12-month period. After the 12 months of inoperability, the building inspector may issue a Notice of Abandonment to the owner of the small wind energy system. The owner shall have the right to respond to the Notice of Abandonment within 30 days from Notice receipt date. After

review of the information provided by the owner, the building inspector shall determine if the small wind energy system has been abandoned. If it is determined that the small wind energy system has not been abandoned, the building inspector shall withdraw the Notice of Abandonment and notify the owner of the withdrawal.

- D. If the owner fails to respond to the Notice of Abandonment or if, after review by the building inspector, it is determined that the small wind energy system has been abandoned or discontinued, the owner of the small wind energy system shall remove the wind generator and tower at the owner's sole expense within 3 months of receipt of the Notice of Abandonment. If the owner fails to physically remove the small wind energy system after the Notice of Abandonment procedure, the building inspector may pursue legal action to have the small wind energy system removed at the owner's expense.

§ 220-106. Violation.

It is unlawful for any person to construct, install, or operate a small wind energy system that is not in compliance with this ordinance. Small wind energy systems installed prior to the adoption of this ordinance are exempt from this ordinance except when modifications are proposed to the small wind energy system.

§ 220-107. Penalties.

Any person who fails to comply with any provision of this ordinance or a building permit issued pursuant to this ordinance shall be subject to enforcement and penalties as allowed by NH Revised Statutes Annotated Chapter 676:17.

Article XVA - Solar Collection Systems

[Added 3-12-2019 ATM by Art. Z-19-05] [Re-Ordered and Re-Numbered 2024]

§ 220-108. Objective(s) and purpose. [Amended 03-12-2024 ATM by Art. Z-24-03]

The purpose of the solar ordinance is to clarify size-limitations for solar collection systems in all zoning districts and state objectives of such uses that ensure the system does not produce an eyesore in residential neighborhoods regardless of the zoning district they may abut.

This section shall apply to solar collection systems used to generate electricity, hot water, or any other use. In doing so the solar ordinance will help protect the general health, safety, and welfare for all Plaistow residents as well as making sure the ordinance is in compliance with applicable state and federal laws.

§ 220-108.1. Definitions. [Amended 3-12-2024 ATM by Art. Z-240-03]

PHOTOVOLTAIC SYSTEM (also referred to as Photovoltaic Installation): An active solar energy system that converts solar energy directly into electricity. [Added 3-12-2024 ATM by Art. Z-240-03]

RATED NAMEPLATE CAPACITY – Maximum rated alternating current (“AC”) output of solar collection system based on the design output of the solar system. Sometimes measured in direct current (“DC”) at the output of the solar panels. The AC measurement is the output of an inverter(s) that convert the DC power to AC power. [Amended 3-12-2024 ATM by Art. Z-240-03]

SOLAR ACCESS: The access of a solar energy system to direct sunlight. [Added 3-12-2024 ATM by Art. Z-240-03]

SOLAR COLLECTION SYSTEM MOUNTS:

- A. **ROOF MOUNT** – A solar collection system that is structurally mounted to the roof of a building or other permitted structure, including limited accessory equipment associated with system which may be ground mounted. For purposes of calculating array sizes or solar land coverage under the solar definitions in this section, roof mounted portions shall not be included if the system is made up of both roof and ground mounted systems, the roof mounted portions shall also be excluded.
- B. **GROUND MOUNT** – A solar collection system and associated mounting hardware that is affixed to or placed upon (such as ballasted systems) the ground including but not limited to fixed, passive, or active tracking racking systems.
- C. **CARPORT MOUNT** – A solar collection system of any size that is installed on the roof structure of a carport over a parking area.

SOLAR COLLECTION SYSTEM - Includes all equipment required to harvest solar energy to generate electricity or hot water. The Solar Collection System includes storage devices, power conditioning equipment, transfer equipment, and parts related to the functioning of those items.

Solar Collection Systems include only equipment up to (but not including) the stage that connection is made to the utility grid or site service point.

SOLAR COLLECTION SYSTEM SIZES:

- A. **SMALL SYSTEM** - Any ground mounted, or roof mounted solar collection system primarily for on-site residential use, and consisting of one or more free-standing, ground or roof mounted, solar arrays or modules, or solar related equipment, intended to primarily reduce on-site consumption of utility power and with a rated nameplate capacity of 10 kW AC or less and that is less than 500 square feet solar land coverage. Includes roof mounted solar hot water systems or ground mounted systems with less than 500 square feet of solar land coverage.
- B. **MID-SIZE SYSTEM** - A use of land that consists of one or more free-standing, ground mounted solar collection systems with a nameplate capacity of 100 kW AC or less and that is less than 1 acre of solar land coverage.
- C. **LARGE SYSTEM** - A use of land that consists of one or more free-standing, ground mounted solar collection systems with a rated nameplate capacity of 1 MW AC or less and that is less than 5 acres in solar land coverage.
- D. **VERY LARGE SYSTEM** - A use of land that consists of one or more free-standing, ground mounted solar collection systems with a rated nameplate capacity of greater than 1 MW AC and that is 5 acres or more in solar land coverage.
- E. **HOT WATER SOLAR SYSTEM** - Sizing for these systems shall be based on solar land coverage only. [Added 3-12-2024 ATM by Art. Z-240-03]

SOLAR ENERGY: Radiant energy received from the sun that can be collected in the form of heat or light by a solar collector. [Added 3-12-2024 ATM by Art. Z-240-03]

SOLAR LAND COVERAGE – is defined exclusively for the purposes of calculating the footprint of the land area occupied by the components of a solar array. The Solar Land Coverage is the land area that encompasses all components of the solar collection system including but not limited to mounting equipment, panels, and ancillary components of the system. This definition does not include access roads or fencing and is not to be interpreted as a measurement of impervious surface as it may be defined in this ordinance.

§ 220-109. Table of Permitted Uses. [Amended 3-12-2024 ATM by Art. Z-240-03]

Solar System Type	Zoning Districts						
	MDR, LDR, RC1, RC2	PRD	VC, C2	C1, C3	ICR – Residential, Commercial, and Combined Uses	IND1	IND2
Small System	P	P	P	P	P	P	P
Mid-size System	X	P	X	P	P	P	P
Large System	X	X	X	P	X	P	P
Very Large System	X	X	X	X	X	X	P

- P = Permitted use by right with building and electrical permits
- X = Not permitted

§ 220-110. Roof mounts.

All roof mounts are not to be included in the 45-foot maximum height calculations and are permitted provided that:

- 1) Certification, by the installer, is obtained stating that the roof is able to support the additional weight of the solar installation.
- 2) Certification, by the installer, that the infrastructure will not produce glare that would cause a safety hazard.
- 3) The highest point of the roof mounts may not exceed 55 feet and must have the fire chief's approval if the highest point exceeds 47 feet. [Added 3-12-2024 ATM by Art. Z-240-03]

§ 220-111. Ground mounts.

- 1) Lot coverage: The solar panels shall not be counted in lot coverage calculations because the runoff from the panels can be recharged into the ground below the panels. Any mounting pads or ballast shall be counted in the lot coverage calculations.
- 2) Buffering and screening: All ground mounted hardware must meet setback requirements and in addition must provide some type of visual screening either by vegetation, fencing, or alternate method. The height of the screening shall match the height of the panels. In no case shall the height of the panels exceed 20 feet. [Amended 3-12-2024 ATM by Art. Z-240-03]
- 3) The screening shall be applied to each ground mounted panel except in cases where there is an array of panels in which case the screening only needs to screen the array as a whole. In no cases shall screening be required that would impair the array's ability to generate electricity or hot water.
- 4) For Large and Very Large Solar Systems the structure setback requirements shall be 50 feet. [Amended 3-12-2024 ATM by Art. Z-240-03]

§ 220-112. Carport mounts.

A structure that is permitted in all zones and must comply with all applicable site plan review regulations.

§ 220-113. Electrical Requirements.

- 1) All systems not connected to the existing electrical grid shall be approved by the electrical inspector or Building Inspector as required.

- 2) Grid-tied systems shall file a copy of a final approved interconnection agreement/application with the electrical service provider and the applicant with the municipality prior to operation of the system.

§ 220-114. Glare.

- 1) A statement detailing potential significant glare onto abutting structures and roadways estimating the interaction of the sun to panel angle, time of year, and visibility locations must be submitted by the applicant.
- 2) Based on the above information, the Planning Board may require reasonable mitigation that may include angle of panels, details on the anti-reflective nature of the panel coating or any additional specific screening to minimize resulting impacts.
- 3) Mitigation through anti-reflective coatings shall have an index of refraction equal to or less than 1.30.

§ 220-115. Noise.

An estimate of any equipment noise on the site, based on equipment specification materials (such as inverters), must be submitted by the applicant for all Solar Collection Systems.

§ 220-116. Stormwater.

All Solar Collection Systems must meet all Pre-construction, Construction, and Post-Construction regulations as stated in the Plaistow Zoning Ordinance, Site Plan Review Regulations, and Subdivision Regulations and as applicable.

§ 220-117. Abandonment. [Added 3-12-2024 ATM by Art. Z-240-03]

All ground mounted solar collection systems that are no longer in use shall be considered abandoned and must be removed by the property owner in 150 days or less after the abandonment occurs.

Article XVI - Reserved

[Amended 3-08-22, ATM by Article Z-22-H]

Article XVIIA - Reserved

[Amended 3-08-22, ATM by Article Z-22-H]

Article XVII - Telecommunications Facilities

§ 220-118. Authority.

This article is adopted by the Town of Plaistow on April 8, 1997, in accordance with the authority as granted in New Hampshire Revised Statutes Annotated 674:16 and 674:21 and procedurally under the guidance of 675:1, II.

§ 220-119. Purpose and goals.

This article is enacted in order to establish general guidelines for the siting of telecommunications towers and antennas and to enhance and fulfill the following goals:

- A. Preserve the authority of Plaistow to regulate and to provide for reasonable opportunity for the siting of telecommunications facilities, by enhancing the ability of providers of telecommunications services to provide such services to the community quickly, effectively, and efficiently.
- B. Reduce adverse impacts such facilities may create, including, but not limited to, impacts on aesthetics, environmentally sensitive areas, historically significant locations, flight corridors, health, and safety by injurious accidents to person and property, and prosperity through protection of property values.
- C. Provide for co-location and minimal impact siting options through an assessment of technology, current locational options, future available locations, innovative siting techniques, and siting possibilities beyond the political jurisdiction of the town.
- D. Permit the construction of new towers only where all other reasonable opportunities have been exhausted and encourage the users of towers and antennas to configure them in a way that minimizes the adverse visual impact of the towers and antennas.
- E. Require cooperation and co-location, to the highest extent possible, between competitors in order to reduce cumulative negative impacts upon Plaistow.
- F. Provide constant maintenance and safety inspections for any and all facilities.
- G. Provide for the removal of abandoned facilities that are no longer inspected for safety concerns and code compliance and provide a mechanism for Plaistow to remove these abandoned towers to protect the citizens from imminent harm and danger.
- H. Provide for the removal or upgrade of facilities that are technologically outdated.

§ 220-120. Definitions. As used in this article, the following terms shall have the meanings indicated:

ALTERNATIVE TOWER STRUCTURE — Innovative siting techniques that shall mean man-made trees, clock towers, bell steeples, light poles, and similar alternative-design mounting

structures that camouflage or conceal the presence of antennas or towers.

ANTENNA — Any exterior apparatus designed for telephonic, radio, television, personal communications service (PCS), pager network, or any other communications through the sending and/or receiving of electromagnetic waves of any bandwidth.

FAA — An acronym that shall mean the Federal Aviation Administration.

FCC — An acronym that shall mean the Federal Communications Commission.

HEIGHT — When referring to a tower or other structure, the distance measured from ground level to the highest point on the tower or other structure, even if said highest point is an antenna. Height shall not exceed 200 feet.

PLANNING BOARD OR BOARD — The Town of Plaistow Planning Board and the regulator of this article.

PREEXISTING TOWERS AND ANTENNAS

- A. Any tower or antenna lawfully constructed or permitted prior to the adoption of this article.
- B. Any tower or antenna lawfully constructed in accordance with this article that predates an application currently before the Board.

TELECOMMUNICATIONS FACILITIES — Any structure, antenna, tower, or other device which provides commercial mobile wireless services, unlicensed wireless services, cellular phone services, specialized mobile radio communications (SMR), and personal communications service (PCS), and common carrier wireless exchange access services.

TOWER — Any structure that is designed and constructed primarily for the purpose of supporting one or more antennas, including self-supporting lattice towers, guy towers, or monopole towers. The term includes radio and television transmission towers, microwave towers, common-carrier towers, cellular telephone towers, alternative tower structures, and the like.

§ 220-121. Siting Standards.

- A. General. The uses listed in this section are deemed to be permitted uses that may require further review under this article in accordance with § 220-124, Conditional use permits. However, all such uses must comply with other applicable ordinances and regulations of Plaistow (including site plan review). The following tables represent the siting standards for the listed uses as delineated by the district in which they are located in Plaistow.
 - 1) Principal or secondary use. Subject to this article, an applicant who successfully obtains permission to site under this article of the Zoning Ordinance as a second and permitted use may construct telecommunications facilities in addition to the existing permitted use. Antennas and towers may be considered either principal or secondary uses. A different existing use or an existing structure on the same lot shall not

preclude the installation of an antenna or tower on such lot.

B. Use districts.

	New Tower Construction¹	Co-Location on Preexisting Tower²	Co-Location on Existing Structure³
Commercial I District	PCU	P	PCU
Industrial 2 District which abuts 125	PCU	P	PCU
Residential District	X	X	X

P = Permitted use without conditional use permit

PCU = Permitted use with conditional use permit

X = Prohibited

¹ An antenna may be located on a tower, newly constructed, under this article.

² An antenna may be located on a preexisting tower constructed prior to the adoption of this article.

³ An antenna may be located on other existing structures with certain limitations.

§ 220-122. Applicability.

- A. Public property. Town-owned, -leased or -controlled antennas and/or towers located on property owned, leased, or otherwise controlled by the Town may be exempt from the requirements of this article. This exemption shall be available if a license or lease authorizing such antenna or tower has been approved by the governing body and the governing body elects, subject to state law and local ordinance, to seek the exemption from this article.
- B. Amateur radio; receive-only antennas. This article shall not govern any tower or the installation of any antenna that is owned and operated by a federally licensed amateur radio station operator or is used exclusively for receive-only antennas. This application adopts the provisions and limitations as referenced in RSA 674:16, IV.
- C. Essential services and public utilities. Telecommunications facilities shall not be considered infrastructure, essential services, or public utilities, as defined, or used elsewhere in the town's ordinances and regulations. Siting for telecommunication facilities is a use of land and is addressed by this article.

§ 220-123. Construction performance requirements.

- A. Aesthetics and lighting. The guidelines in this Subsection A shall govern the location of all towers and the installation of all antennas. However, the Planning Board may waive these requirements, in accordance with § 220-125, Waivers, only if it determines that the goals of this article are served thereby.

- 1) Towers shall either maintain a galvanized steel finish, subject to any applicable

standards of the FAA, or be painted a neutral color, so as to reduce visual obtrusiveness.

- 2) At a tower site, the design of the buildings and related structures shall, to the maximum extent possible, use materials, colors, textures, screening, and landscaping that will blend the tower facilities with the natural setting and built environment. These buildings and facilities shall also be subject to all other site plan review regulation requirements.
 - 3) If an antenna is installed on a structure other than a tower, the antenna and supporting electrical and mechanical equipment must be of neutral color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible.
 - 4) Towers shall not be artificially lighted, unless required by the FAA or other applicable authority. If lighting is required, the governing authority may review the available lighting alternatives and approve the design that would cause the least disturbance to the surrounding views.
 - 5) Towers shall not contain any permanent or temporary signs, writing, symbols, or any graphic representation of any kind.
- B. Federal requirements. All towers must meet or exceed current standards and regulations of the FAA, FCC, and any other agency of the federal government with the authority to regulate towers and antennas. If such standards and regulations are changed, then the owners of the towers and antennas governed by this article shall bring such towers and antennas into compliance with such revised standards and regulations within six months of the effective date of such standards and regulations, unless a more stringent compliance schedule is mandated by the controlling federal agency. Failure to bring towers and antennas into compliance with such revised standards and regulations shall constitute grounds for the removal, in accordance with § 220-127, of the tower or antenna, as abandoned, at the owner's expense through the execution of the posted security.
- C. Building codes; safety standards. To ensure the structural integrity of towers and antennas, the owner of a tower shall ensure that it is maintained in compliance with standards contained in applicable local building codes⁵⁴ and the applicable standards for towers that are published by the Electronic Industries Association, as amended from time to time. If, upon inspection, the Town concludes that a tower fails to comply with such codes and standards and constitutes a danger to persons or property, then, upon notice being provided to the owner of the tower, the owner shall have 30 days to bring such tower into compliance with such standards. If the owner fails to bring such tower into compliance within 30 days, such action shall constitute an abandonment and grounds for the removal, in accordance with § 220-127, of the tower or antenna, as abandoned, at the owner's expense through execution of the posted security.

⁵⁴ Editor's Note: See Ch. 31, Building Construction.

D. Additional requirements for telecommunications facilities. These requirements shall supersede any and all other applicable standards found elsewhere in Town ordinances or regulations that are less strict.

1) Setbacks and separation.

- a) Towers must be set back a distance equal to 125% of the height of the tower from any off-site residential structure.
- b) Tower, guys, and accessory facilities must satisfy the minimum zoning district setback requirements.
- c) Towers over 90 feet in height shall not be located within 1/4 mile of any existing tower that is over 90 feet in height.

2) Security fencing. Towers shall be enclosed by security fencing not less than six feet in height and shall also be equipped with an appropriate anticlimbing device.

3) Landscaping.

- a) Towers shall be landscaped with a buffer of plant materials that effectively screens the view of the tower compound from adjacent residential property. The standard buffer shall consist of a landscaped strip at least 10 feet wide outside the perimeter of the compound. Natural vegetation is preferred.
- b) In locations where the visual impact of the tower would be minimal, the landscaping requirement may be reduced or waived entirely.
- c) Existing mature tree growth and natural landforms on the site shall be preserved to the maximum extent possible. In some cases, such as towers sited on large, wooded lots, natural growth around the property may be deemed a sufficient buffer.

§ 220-124. Conditional use permits.

A. General. All applicants under this article shall apply to the Planning Board for site plan review, in accordance with the requirements as provided for in the town's site plan review regulations.⁵⁵ In addition, applicants under this article shall also be required to submit the information provided for in this section.

B. Issuance of conditional use permits. In granting the conditional use permit, the Planning Board may impose conditions to the extent the Board concludes such conditions are necessary to minimize any adverse effect of the proposed tower on adjoining properties and preserve the intent of this article.

⁵⁵ Editor's Note: See Ch. 230, Site Plan Review.

- 1) Procedure on application. The Planning Board shall act upon the application in accordance with the procedural requirements of the site plan review regulations and RSA 676:4.
 - 2) Decisions. Possible decisions rendered by the Planning Board include approval, approval with conditions, or denial. All decisions shall be rendered in writing, and a denial shall be in writing and based upon substantial evidence contained in the written record.
 - 3) Factors considered in granting decisions:
 - a) Height of proposed tower or other structure
 - b) Proximity of tower to residential development or zones
 - c) Nature of uses on adjacent and nearby properties
 - d) Surrounding topography
 - e) Surrounding tree coverage and foliage
 - f) Design of the tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness
 - g) Proposed ingress and egress to the site
 - h) Availability of suitable existing towers and other structures as discussed in § 220-121
 - i) Visual impacts on viewsheds, ridgelines, and other impacts by means of tower location, tree and foliage clearing and placement of incidental structures
 - j) Availability of alternative tower structures and alternative siting locations
- C. Information required. Each applicant requesting a conditional use permit under this article shall submit a scaled plan in accordance with the site plan review regulations and further information, including a scaled elevation view, topography, radio frequency coverage, tower height requirements, setbacks, drives, parking, fencing, landscaping, adjacent uses (up to 200 feet away), and any other information deemed necessary by the Planning Board to assess compliance with this article. Furthermore, the applicant shall submit the following prior to any approval by the Board:
- 1) The applicant shall submit written proof that the proposed use/facility complies with the FCC regulations on radio frequency (RF) exposure guidelines.
 - 2) The applicant shall submit written proof that an evaluation has taken place, as well

as the results of such evaluation, satisfying the requirements of the National Environmental Policy Act (NEPA) further referenced in applicable FCC rules. If an environmental assessment (EA) or an environmental impact statement (EIS) is required under the FCC rules and NEPA, submission of the EA or EIS to the Board prior to the beginning of the federal thirty-day comment period, and the Town process, shall become part of the application requirements.

- 3) Each applicant for an antenna and/or tower shall provide to the Planning Board an inventory of its existing towers that are within the jurisdiction of the Town and those within two miles of the border thereof, including specific information about the location, height, and design of each tower, as well as economic and technological feasibility for co-location on the inventoried towers. The Planning Board may share such information with other applicants applying for approvals or conditional use permits under this article or other organizations seeking to locate antennas within the jurisdiction of the governing authority, provided, however that the Planning Board is not, by sharing such information, in any way representing or warranting that such sites are available or suitable. If the applicant is proposing to build a new tower, the applicant shall submit written evidence demonstrating that no existing structure can accommodate the applicant's proposed antenna. This evidence can consist of:
 - a) Substantial evidence that no existing towers or structures are located within the geographic area required to meet the applicant's engineering requirements, provided that a description of the geographic area required is also submitted
 - b) Substantial evidence that existing towers are not of sufficient height to meet the applicant's engineering requirements, and why
 - c) Substantial evidence that the existing towers or structures do not have sufficient structural strength to support applicant's proposed antenna and related equipment
 - d) Substantial evidence that applicant's proposed antenna would cause electromagnetic interference with the antenna on the existing towers or structures, or the antenna on the existing towers or structures would cause interference with the applicant's proposed antenna
 - e) Substantial evidence that the fees, costs, or contractual provisions required by the owner in order to share the existing tower or structure are unreasonable. Costs exceeding new tower development are presumed to be unreasonable
 - f) Substantial evidence that the applicant can demonstrate other limiting factors that render existing towers and structures unsuitable
- 4) The applicant proposing to build a new tower shall submit an agreement with the

Town that allows for the maximum allowance of co-location upon the new structure. Such statement shall become a condition to any approval. This statement shall, at a minimum, require the applicant to supply available co-location for reasonable fees and costs to other telecommunications providers. Failure to provide such an agreement is evidence of the applicant's unwillingness to cooperate with the orderly and well-planned development of the Town of Plaistow, and grounds for a denial

- 5) The applicant shall submit the engineering information detailing the size and coverage required for the facility location. The Planning Board may have this information reviewed by a consultant for verification of any claims made by the applicant regarding technological limitations and feasibility for alternative locations. Cost for this review shall be borne by the applicant in accordance with RSA 676:4, I(g)

§ 220-125. Waivers.

A. General. Where the Board finds that extraordinary hardships, practical difficulties, or unnecessary and unreasonable expense would result from strict compliance with the foregoing regulations or the purposes of these regulations may be served to a greater extent by an alternative proposal, it may approve waivers to these regulations. The purpose of granting waivers under provisions of these regulations shall be to ensure that an applicant is not unduly burdened as opposed to merely inconvenienced by said regulations. The Board shall not approve any waiver(s) unless a majority of those present and voting shall find that all of the following apply:

- 1) The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property and will promote the public interest
- 2) The waiver will not, in any manner, vary the provisions of the Plaistow Zoning Ordinance, Plaistow Master Plan, or Official Maps
- 3) Such waiver(s) will substantially secure the objectives, standards, and requirements of these regulations
- 4) A particular and identifiable hardship exists, or a specific circumstance warrants the granting of a waiver. Factors to be considered in determining the existence of a hardship shall include, but not be limited to:
 - a) Topography and other site features
 - b) Availability of alternative site locations
 - c) Geographic location of property
 - d) Size/magnitude of project being evaluated and availability of co-location

B. Conditions. In approving waivers, the Board may impose such conditions as it deems

appropriate to substantially secure the objectives of the standards or requirements of these regulations

- C. Procedures. A petition for any such waiver shall be submitted in writing by the applicant with the application for Board review. The petition shall state fully the grounds for the waiver and all of the facts relied upon by the applicant. Failure to submit petition in writing shall require an automatic denial

§ 220-126. Bonding and security and insurance.

Recognizing the extremely hazardous situation presented by abandoned and unmonitored towers, the Planning Board shall set the form and amount of security that represents the cost for removal and disposal of abandoned towers in the event that the tower is abandoned, and the tower owner is incapable and unwilling to remove the tower in accordance with § 220-127. Bonding and surety shall be consistent with the provision in the subdivision regulations.⁵⁶ Furthermore, the Planning Board shall require the submission of proof of adequate insurance covering accident or damage.

§ 220-127. Removal of abandoned antennas and towers.

Any antenna or tower that is not operated for a continuous period of 12 months shall be considered abandoned and hazardous to the public health and safety, unless the owner of said tower provides proof of quarterly inspections. The owner shall remove the abandoned structure within 90 days of receipt of a declaration of abandonment from the Town notifying the owner of such abandonment. A declaration of abandonment shall only be issued following a public hearing, noticed per Town regulations, with notice to abutters and the last known owner/operator of the tower. If the abandoned tower is not removed within 90 days the Town may execute the security and have the tower removed. If there are two or more users of a single tower, this provision shall not become effective until all users cease using the tower.

⁵⁶ Editor's Note: See Ch. 235, Subdivision of Land.

Article XVIII - Adult-Oriented Businesses

§ 220-128. Purpose.

The purpose of this article is to limit the location of adult-oriented businesses.

§ 220-129. Definitions.

As used in this article, the following terms shall have the meanings indicated:

ADULT ARCADE — Any place to which the public is permitted or invited wherein coin-operated or slug-operated or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images displayed are distinguished or characterized by the depicting or describing of sexual activities or anatomical areas.

ADULT BOOKSTORE or ADULT VIDEO STORE — A commercial establishment which, as one of its principal business purposes, offers for sale or rental for any form of consideration any one or more of the following:

- A. Books, magazines, periodicals or other printed matter, or photographs, films, motion picture, video cassettes or video reproductions, slides, CD-ROMs, or other visual representations which depict or describe sexual activities or anatomical areas
- B. Instruments, devices, or paraphernalia which are designed for use in connection with sexual activities

ADULT CABARET — A nightclub, bar, restaurant, or similar commercial establishment which regularly features:

- A. Persons who appear in a state of nudity or semi-nudity
- B. Live performances which are characterized by the exposure of anatomical areas or by sexual activities
- C. Films, motion pictures, video cassettes, slides, CD-ROMs, or other photographic reproductions which are characterized by the depiction or description of sexual activities or anatomical areas

ADULT-ORIENTED BUSINESS — An adult arcade, adult bookstore or adult video store, adult cabaret, adult theater, or sexual encounter center

ADULT THEATER — A theater, concert hall, auditorium, or similar commercial establishment which regularly features persons who appear in a state of nudity or semi-nudity or live performances which are characterized by the exposure of anatomical areas or by sexual activities

SEXUAL ENCOUNTER CENTER — A business or commercial enterprise that, as one of its primary business purposes, offers for any form of consideration:

- A. Physical contact in the form of wrestling or tumbling between persons of the same or opposite sex
- B. Activities between two or more people when one or more of the persons is in a state of nudity or semi-nudity

§ 220-130. Requirements.

An adult-oriented business use, in addition to all other requirements of this chapter, shall, prior to a request for a special exception, demonstrate compliance with the following requirements:

- A. No sexually oriented businesses use shall be located within 500 feet from any property line of the following uses:
 - 1) A public, religious, or private school or similar education facility.
 - 2) A licensed group day-care facility (no age restriction).
 - 3) A public park, public recreation field or similar publicly owned facility.
 - 4) A religious institution or place of worship.
 - 5) Any residential zone or use.
 - 6) A mixed residential/business zone.
- B. There shall be a minimum of 1,000 feet between any two adult-oriented businesses.
- C. In addition to the conditions for special exceptions, the following conditions shall also apply:
 - 1) The site shall be maintained daily in a condition that is free and clear of any sexual paraphernalia or packaging.
 - 2) Signs shall not visually depict any person in a state of nudity or semi-nudity. Signs shall not depict any written sexually oriented material.
- D. Existing video stores renting X-rated videos can do so up to 10% of the floor area, provided that they are enclosed and not in public view. [Added 3-12-2002 ATM by Art. P-48]

Article XIX - Aquifer Protection District

§ 220-131. Authority and purpose.

Pursuant to RSA 674:16 to 21, the Town of Plaistow hereby adopts an Aquifer Protection District and accompanying regulations in order to protect, preserve and maintain potential and existing groundwater supplies and related groundwater recharge areas within a known aquifer identified by the United States Geological Survey. The objectives of the Aquifer Protection District are to (Amended ATM 2015):

- A. Protect the public health and general welfare of the citizens of Plaistow.
- B. Prevent development and land use practices that would contaminate or reduce the recharge of the identified aquifer.
- C. Promote future growth and development of the town, in accordance with the Master Plan, by ensuring the future availability of public and private water supplies.
- D. Encourage uses that can appropriately and safely be located in the aquifer recharge areas.
- E. Acknowledge that groundwater is a natural resource which must not be wasted or contaminated and that groundwater resources are necessary to promote health and general welfare and economic development of land.
- F. Protect animal and plant habitats and wetland ecosystems, and surface waters that are supplied by groundwater. (Amended ATM 2015)

§ 220-132. District boundaries.

- A. Location.
 - 1) The Aquifer Protection District is defined as the areas shown on the map titled "Saturated Thickness and Transmissivity of Stratified Drift in the Lower Merrimack and Coastal River Basins, Southeastern New Hampshire" that was produced by the United States Geological Survey and is included in the report "Geohydrology and Water Quality of Stratified Aquifers in the Lower Merrimack and Coastal River Basins, Southeastern New Hampshire, 1990." Said map is hereby adopted as part of the Official Zoning Map of the Town of Plaistow.
 - 2) The Aquifer Protection District as shown on the Town of Plaistow's Aquifer Protection District Map (2005) includes the areas containing the following aquifer materials: Coarse Grained Stratified and Coarse Grained overlaying Fine Grained Materials. (Amended ATM 2015)
 - 3) The Aquifer Protection District includes the well head protection areas (WHPA's) for active community water systems, delineated and maintained by the NH DES and shown on the Town of Plaistow's Aquifer Protection District Map 2015. (Amended ATM 2015)

- 4) The Aquifer Protection District is a zoning overlay district that imposes additional requirements and restrictions to those of the underlying, base district. In all cases, the more restrictive requirement(s) shall apply. (Amended ATM 2015)
- B. Recharge areas. For the purpose of this article, the primary recharge area for the identified aquifer is considered to be co-terminus with that aquifer.
- C. Appeals. Where the bounds of the identified aquifer or recharge area, as delineated, are in doubt or in dispute, any landowner aggrieved by such delineation may appeal the boundary location to the Planning Board. Upon receipt of such appeal, the Planning Board shall suspend further action on development plans related to the area under appeal and shall engage, at the landowner's expense, a qualified hydrogeologist to prepare a report determining the proper location and extent of the aquifer and recharge area relative to the property in question. The aquifer delineation shall be modified by such determination subject to review at the expense of the applicant and approval by the Planning Board after review and recommendation by the Conservation Commission.

§ 220-133. Use regulations.

- A. Minimum lot size. The minimum lot size within that portion of the Aquifer Protection District that has a saturated thickness of 20 feet or greater and a transmissivity greater than 1,000 feet squared per day shall be three acres, or 130,680 square feet, unless some other provision of this article requires it to be greater.
- B. Hydrogeologic study.
- 1) For development proposals within the Aquifer Protection District, a hydrogeologic study shall be required for the following:
 - a. Subdivisions of 10 lots or greater.
 - b. Any septic system or series of septic systems designed for 2,400 gallons per day or greater contained within one lot.
 - c. Water development projects that withdraw more than 20,000 gallons per day from a particular site or property.
 - 2) For residential subdivisions of 10 lots or fewer and for nonresidential projects with proposed water usage of less than 20,000 gallons per day from a particular site or property, the Planning Board shall determine, on a case-by-case basis, the need for a hydrogeologic study. Particularly sensitive sites may include areas that have septic systems in close proximity to wells or may contain excessively drained soils or steep slopes.
 - 3) Hydrogeologic studies shall be performed by a qualified hydrogeologist registered in the State of New Hampshire. This study shall be sufficiently detailed to demonstrate

to the satisfaction of the Planning Board that the development will not engender adverse short- or long-term impacts to water quality and availability for approvable land uses on land drawing upon the same groundwater source; upon adjacent or nearby water wells; upon animal and plant habitat; and upon wetland ecosystems. All hydrogeologic studies shall include at least the following:

- a. Soil borings (to evaluate soil stratigraphy) and multilevel monitoring wells (to evaluate groundwater flow directions).
 - b. Cumulative impact nitrogen loading analysis employing a saturation buildout model. The analysis shall include verification that the development will not cause the nitrate-nitrogen (NO₃-N) concentration in groundwater beyond the site to exceed five milligrams per liter.
 - c. Permeability testing.
 - d. Water quality sampling analysis.
 - e. Water table contours and groundwater flow direction.
 - f. Water budget analysis for watershed in which development is located that accounts for natural and anthropogenic recharge and discharge and storage capacity.
 - g. Additional analysis/testing required by the Planning Board on a case-by-case basis.⁵⁷
- 4) In cases of new development or redevelopment where the hydrology of a site is already known via previous studies or contamination identification, the Hydrogeologic study may consist of collecting previous studies and reports and submitting them to the Planning Board for consideration. The Planning Board can find these studies and reports to be acceptable or may require a more complete Hydrogeologic study be undertaken and evaluated by a qualified third party. (Added ATM 2015)

C. Septic system design installation.

- 1) In addition to meeting all local and state septic system siting requirements, all new wastewater disposal systems installed in the Aquifer Protection District shall be designed by a professional engineer licensed in New Hampshire with experience in sanitary engineering who is also a New Hampshire licensed designer of subsurface wastewater disposal systems.
- 2) The professional engineer shall meet on site with the installer before construction is begun to review the proposed construction schedule and sequencing and to ensure the installer understands all aspects of the plan.

⁵⁷ Editor's Note: Former Subsection c, Maximum lot coverage, which immediately followed this subsection, was deleted 9-12-2000.

- 3) The septic system inspector and test pit witness shall inspect the installation of each new system prior to covering and shall certify that the system has been installed as designed.
- 4) Septic systems are to be constructed in accordance with the most recent edition of the "Guide for the Design, Operation and Maintenance of Small Sewage Disposal Systems" as published by the New Hampshire Water Supply and Pollution Control Division.

D. Prohibited uses. The following uses are prohibited in the Aquifer Protection District except where permitted to continue as an existing nonconforming use: [Amended 3-8-2005 ATM by Art. P-12, P-13, P-14]

- 1) Disposal of solid waste (as defined by New Hampshire RSA 149-M) other than brush or stumps generated on the property on which they are to be disposed.
- 2) Storage and disposal of hazardous waste (as defined by New Hampshire RSA 147-B:2, II).
- 3) Disposal of liquid or leachable wastes except that from one- or two-family residential subsurface disposal systems, or as otherwise permitted as a conditional use.
- 4) Subsurface storage of petroleum and other refined petroleum products.
- 5) Industrial uses which discharge contact-type process waters on site. Non-contact cooling water is permitted.
- 6) Outdoor storage of road salt or other de-icing chemicals.
- 7) The siting or operation of a snow dump, except that on-site snow storage areas shall be allowed.
- 8) Commercial animal feedlots.
- 9) Dry-cleaning establishments involving the use of dry-cleaning chemicals.
- 10) The storage, discharge, or disposal of waste from automotive service and repair shops and junk and salvage yards.
- 11) Laundry and car wash establishments not served by a central municipal sewer.
- 12) All on-site handling, disposal, storage, processing, or recycling of hazardous or toxic materials.
- 13) The siting or operation of a hazardous waste disposal facility as defined under RSA 147-A.

- 14) The siting or operation of a wastewater or septage lagoon.
- 15) Storage of liquid petroleum products, except the following:
 - a) Normal household use, outdoor maintenance, and heating of a structure; b. Waste oil retention facilities required by statute, rule, or regulation; c. Emergency generators required by statute, rule, or regulation; d. Treatment works approved by NH DES for treatment of ground- or surface waters; provided that such storage, listed in Items (a) through (d) above, is in freestanding containers within building or above ground with secondary containment adequate to contain a spill 110% the size of the containers' total storage capacity.
- 16) Sludge monofills and septage lagoons.
- 17) Storage of animal manure unless covered or contained in accordance with the specifications of the United States Natural Resources Conservation Service.
- 18) Facilities that generate, treat, store, or dispose of hazardous waste subject to Env-Wm 500-900, except for:
 - a) Household hazardous waste centers and events regulated under Env-Wm 401.03(b)(1) and Env-Wm 501.01(b); and
 - b) Water remediation treatment works approved by NH DES for the treatment of contaminated ground- or surface waters.
- 19) Nonsanitary treatment works which discharge to the ground and that are subject to Env-Ws 1500, except the following:
 - a) The replacement or repair of an existing treatment works that will not result in a design capacity greater than the design capacity of the existing treatment works;
 - b) Treatment works approved by NH DES designed for the treatment of contaminated groundwater.
- 20) Storage of regulated substances, unless in a freestanding container within a building or above ground with secondary containment adequate to contain 110% of the container's total storage capacity.
- 21) Storage of commercial fertilizers, unless such storage is within a structure designated to prevent the generation and escape of contaminated runoff or leachate.
- 22) The composting, use or land application of biosolids and/or septage.
- 23) Sand and gravel excavation and other mining within eight vertical feet of the seasonal high-water table.

E. Permitted uses. The following activities may be permitted provided they are conducted in accordance with the purposes and intent of this article:

- 1) Any use permitted in the underlying zoning district by Articles IV and V of the Town of Plaistow Zoning Ordinance, except as prohibited in Subsection D of this section. [Amended 3-8-2005 ATM by Art. P-15]
- 2) Activities designed for conservation of soil, water, plants, and wildlife.
- 3) Outdoor recreation, nature study, boating, fishing, and hunting where otherwise legally permitted.
- 4) Normal operation and maintenance of existing water bodies and dams, splash boards and other water control, supply, and conservation devices.
- 5) Foot, bicycle and/or horse paths and bridges.
- 6) Maintenance and repair of any existing structure provided there is no increase in impermeable surface above the limit established in § 220-133B of this article.
- 7) Farming, gardening, nursery, forestry, harvesting and grazing, provided that fertilizers, herbicides, pesticides, manure and other leachables are used appropriately at levels that will not cause groundwater contamination and are stored under shelter.

F. Conditional uses.

- 1) The following uses, if allowed in the underlying zoning district, are permitted only after a conditional use permit is granted by the Plaistow Planning Board:
 - a. Industrial and commercial uses not otherwise prohibited in Subsection D of this section.
 - b. Sand and gravel excavation and other mining which is proposed to be carried out to within eight vertical feet of the seasonal high-water table and provided that periodic inspections are made by the Planning Board or its agent to determine compliance. [Amended 3-8-2005 ATM by Art. P-16]
- 2) The Planning Board may grant a conditional use permit for those uses listed above only after written findings of fact are made that all of the following conditions are met:
 - a. The proposed use will not detrimentally affect the quality of the groundwater contained in the aquifer by directly contributing to pollution or by increasing the long-term susceptibility of the aquifer to potential pollutants;

- b. The proposed use will not cause a significant reduction in either the short- or long-term volume of water contained in the aquifer or in the storage capacity of the aquifer;
 - c. The proposed use will discharge no wastewater on site other than that typically discharged by domestic wastewater disposal systems and will not involve on-site storage or disposal of toxic or hazardous wastes as herein defined; [Amended 9-12-2000]
 - d. The proposed use complies with all other applicable sections of this article.
 - e. A hydrogeologic study shall be submitted as required in § 220-133B of this article.
 - f. Submission of a report from the Conservation Commission.
- 3) The Planning Board may require that the applicant provide data or reports prepared by a qualified hydrogeologist to assess any potential damage to the aquifer that may result from the proposed use. The Planning Board shall engage such professional assistance as it requires at the expense of the applicant to adequately evaluate such reports and to evaluate, in general, the proposed use in light of the above criteria.

§ 220-134. Lots of record.

For existing lots of record nonconforming lot size may be reconsidered; however, coverage size must be met. The Planning Board, after review and recommendation by the Conservation Commission shall make this determination.

§ 220-135. Design and operation guidelines.

Where applicable the following design and operation guidelines shall be observed within the Aquifer Protection District:

- A. Nitrate loading. In those portions of the Aquifer Protection District where the aquifer has a saturated thickness of 20 feet or greater and a transmissivity greater than 1,000 feet squared per day, no development shall cause the nitrate-nitrogen (NO₃-N) concentration to exceed five milligrams per liter in the groundwater beyond the site.
- B. Safeguards. Provision shall be made to protect against toxic or hazardous materials discharge or loss resulting from corrosion, accidental damage, spillage, or vandalism through measures such as spill control provisions in the vicinity of chemical or fuel delivery points; secured storage areas for toxic or hazardous materials; and indoor storage provisions for corrodible or dissolvable materials. For operations which allow the evaporation of toxic or hazardous materials into the interiors of any structures, a closed vapor recovery system shall be provided for each such structure to prevent discharge of contaminated condensate into the groundwater.

- C. Location. Where the premises are partially outside of the Aquifer Protection Overlay Zone, potential pollution sources such as on-site waste disposal systems shall be located outside the zone to the extent feasible.
- D. Drainage. All runoff from impervious surfaces shall be recharged on the site and diverted toward areas covered with vegetation for surface infiltration to the extent possible. Dry wells shall be used only where other methods are not feasible and shall be preceded by oil, grease, and sediment traps to facilitate removal of contaminants.
- E. Inspection. All conditional uses granted under § 220-133F of this article shall be subject to twice-annual inspections by the Building Inspector or other agent designated by the Selectmen. The purpose of these inspections is to ensure continued compliance with the conditions under which approvals were granted. A fee for inspection shall be charged to the owner according to a fee schedule determined by the Selectmen.
- F. Road standards shall ensure maximum local groundwater recharge occurs. [Added 9-12-2000]
- G. For uses that involve the storage of large volumes (greater than 100 gallons) of regulated substances a Spill Prevention And Control Countermeasure (SPCC) Plan must be reviewed by a local emergency official (fire chief, health officer, or emergency management director). All deficiencies found during the plan review must be corrected before the Planning Board can grant approval. (Amended ATM 2015)

§220-135.1 Performance Standards

- A. Impervious Surface Area – No more than 15% of the land area over an aquifer with a saturated thickness of greater than 20 feet and a transmissivity of greater than 1,000 feet squared per day.
- B. A Stormwater management plan must be prepared for conditional uses or any use that will render more than 15% of lot coverage or more than 2,500 square feet of any lot.
- C. All operations involving storage, transfer and/or use of petroleum, including gasoline or other fuels, solvents or other regulated substances must comply with the NH State regulation Env-Wq 401, Best Management Practices for Groundwater Protection.
- D. All transfers of petroleum including gasoline or other fuels, solvents or other regulated substances into or from regulated containers storing five (5) or more gallons must be conducted over an impervious surface.
- E. Where uses involve storing animal manures, fertilizers, and compost the NH Department of Agriculture, Markets, and Food Best Mangement Practices should follow guidelines in agricultural BMPs.
- F. All blasting activity must follow guidelines in NH Department of Environmental Services BMPs.

- G. Secondary containment must be provided for outdoor storage of regulated substances in regulated containers and the containment structure must include a cover to minimize accumulation of water in the containment area and contact between precipitation and storage container(s).
- H. All inactive wells must be decommissioned in accordance with WE 604, NH Water Well Board Rules to prevent contaminants from making their way to groundwater through the well.
- I. All expansion or redevelopment activities will require an amended Stormwater management plan. Stormwater infiltration must not pass through areas containing contaminated soils without a favorable outcome from the completion of a Phase 1 Environmental Site Assessment.

§220-135.2 Enforcement Authority.

- A. The Code Enforcement Officer shall have enforcement authority for all local regulations of this ordinance.
- B. All Plaistow enforcement procedures and policies shall also apply to this ordinance when a violation is confirmed by the Code Enforcement Officer.

§ 220-136. Nonconforming uses.

Any nonconforming use may continue and may be maintained, repaired, and improved, unless such use is determined to be an imminent hazard to public health and safety. No nonconforming use may be changed to another nonconforming use or renewed after it has been discontinued for a period of one year or more.

Article XIXA - Reserved

[Amended 3-08-22, ATM by Article Z-22-H]

Article XX - Adjustments

§ 220-137. Board of Adjustment.

- A. Within 30 days after the adoption of this chapter and thereafter as terms expire or vacancies occur, the Board of Selectmen shall make appointments to a Board of Adjustment of five members conforming in duties to the provisions of Chapters 673 and 674 of the New Hampshire Revised Statutes Annotated, as amended. Thereafter, as terms expire or vacancies occur, the appointing authority shall be responsible for filling vacancies and maintaining full membership of the Board of Adjustment.
- B. The Board of Selectmen may provide for the appointment of not more than five alternate members to the Board of Adjustment, and the terms of alternate members shall be three years in accordance with Chapter 673:6 of the New Hampshire Revised Statutes Annotated, as amended.
- C. The Board of Adjustment shall conform in membership and term of office to the provisions of Chapter 673, New Hampshire Revised Statutes Annotated, as amended.
- D. Variances and special exceptions granted prior to December 31, 2013, but not exercised by March 30, 2022, shall be considered abandoned. Note: abandonment under this section of the ordinance shall not preclude submission of a new application for the same variance or special exception. [Added 3-10-2020 ATM by Art. Z-20-14]

§ 220-138. Special exceptions.

- A. Eligibility. Special exceptions, as enumerated in Article V and elsewhere in this chapter, shall be permitted only upon authorization by the Board of Adjustment unless specifically stated otherwise. Such exceptions shall be found by the Board of Adjustment to comply with the following requirements:
 - 1) The use is a permitted special exception as set forth in Article V or elsewhere in this chapter.
 - 2) The use is so designed, located, and proposed to be operated that the public health, safety, welfare, and convenience will be protected.
 - 3) The use conforms to all applicable regulations governing the district where located.
 - 4) The applicant for a special exception agrees, as a condition of the special exception, to comply with applicable site plan development regulations and to receive approval of a site plan prior to applying for a building permit if required by the site plan review regulations.⁵⁸
- B. General provisions. Certain intensity and types of uses of land and buildings may be allowed

⁵⁸. Editor's Note: See Ch. 230, Site Plan Review.

as a special exception only by approval of the Board of Adjustment provided the standards contained in this chapter are complied with. Before allowing such special exception, the Board of Adjustment shall first determine that the proposed use will conform to such requirements including:

- 1) Required plan. Four copies of a plan for the proposed development of a site for a special exception shall be submitted with the application, and such plan shall show the location of all buildings, parking areas, traffic access and circulation drives, open spaces, landscaping, and any other pertinent information that the Board may deem necessary to determine if the proposed use meets the requirements of this chapter. Said plan shall be drawn to scale, a minimum of one inch equals 20 feet. Said plan shall be prepared by and bear the seal of a professional engineer, licensed in New Hampshire, and, if deemed necessary, by the Planning Board, Building Department, Zoning Board of Adjustment, architect, and/or land surveyor as well.
 - 2) Expiration. A permit for a special exception shall be deemed to authorize only one particular use and shall expire if the use shall cease for more than one year for any reason, and a new application shall be submitted for continuation for such special exception.
 - 3) Existing violations. No permit shall be issued for a special exception for a property where there is an existing violation of this chapter unless the granting of the special exception will correct the violation.
 - 4) Criteria. In order for a special exception to be granted, the proposed use shall not adversely affect:
 - a) The capacity of existing or planned community facilities.
 - b) The character of the area affected.
 - c) Traffic on roads and highways in the immediate vicinity.
 - d) Safety of pedestrians in the area.
 - 5) Special criteria. In order for a special exception to be granted, the Board of Adjustment shall find that the special exception does not, in the case of remodeling a structure for multifamily dwelling or professional office in the Commercial 2 District, alter the exterior of the structure so that it will appear to be a multifamily dwelling or professional office, and no parking shall be allowed in front of the main structure.
- C. Conditions and minimum requirements applicable to special exceptions. If deemed necessary to protect the best interests of the surrounding property, the neighborhood, or the Town as a whole by complying with the Town Plan, the Board of Adjustment shall impose conditions in granting a special exception. These additional conditions shall include but not be limited to the following, as deemed appropriate and after due public hearing:

- 1) Increasing the required lot size or yard dimensions in order to protect the adjacent properties.
- 2) Limiting the coverage or height of buildings because of obstruction to view and reduction of light and air to adjacent properties.
- 3) Controlling the location and number of vehicular access points to the property.
- 4) Increasing the street width adjacent to the property.
- 5) Increasing the number of on-site off-street parking or loading spaces required.
- 6) Limiting the number, location, and size of signs on site.
- 7) Requiring suitable on-site landscaping and screening where necessary to reduce noise and glare and to maintain the property in character and keeping with the surrounding area.
- 8) Specifying a time limit for initiation of construction, alteration, or enlargement of a structure to house an exception.
- 9) Providing for specific layout of facilities on the property such as location of the building, parking areas, and access to the building so as to minimize effect on adjoining property.
- 10) Requiring that any future enlargement or alteration of use be accomplished only with the approval of the Board of Adjustment.
- 11) Specifying standards for operation of this special exception so that it will be no more objectionable to the neighborhood by reasons of noise, odors, vibrations, flashing lights, or hours of operation than would be the operation of a permitted use at that site.
- 12) Specifying the length of time of the special exception and time of occupancy during the year.
- 13) Specifying that, in case of the remodeling of existing structures into two-family or multifamily dwelling units, or lodging house use, the remodeling of the structure would be done in such a manner that will not substantially change the exterior appearance of the structure.
- 14) Requiring such additional, reasonable conditions and safeguards as may be necessary to implement the purposes of this chapter and to protect the best interests of the surrounding property and the neighborhood.

Article XXI - Fines and Penalties

§ 220-139. Fines and penalties.

Pursuant to RSA 676:17, any violation of this chapter, the subdivision regulations or site development plan review regulations shall be made punishable by a fine of the maximum allowed by the Revised Statutes Annotated. for each day that such violation is judged by the court to continue after the violator receives written notice from the municipality that he or she is in violation of any ordinance or regulations so adopted under this chapter.

§ 220-140. Action to prevent or abate violations.

The Board of Selectmen may institute in the name of the Town of Plaistow any appropriate action or proceedings to prevent, restrain, correct, or abate violations of this chapter.

Article XXII - Saving Clause

§ 220-141. Severability.

The invalidity of any provision of this chapter shall not affect the validity of any other provision.

Article XXIII - When Effective

§ 220-142. Effective dates.

This article shall take effect upon its passage and as amended. The effective dates are as follows: adopted March 14, 1956; amended March 20, 1962; March 10, 1963; March 7, 1972; March 7, 1973; June 26, 1973; March 5, 1974; March 4, 1975; March 2, 1976; March 8, 1977; March 14, 1978; March 13, 1979; June 16, 1981; March 9, 1982; September 14, 1982; March 8, 1983; March 12, 1984; March 14, 1985; June 25, 1985; March 12, 1986; March 10, 1987; June 21, 1988; March 14, 1989; March 13, 1990; March 12, 1991; March 10, 1992; March 9, 1993; March 8, 1994; March 7, 1995; March 12, 1996; April 8, 1997; March 10, 1998; March 9, 1999; March 14, 2000; March 13, 2001; March 12, 2002; March 11, 2003; March 9, 2004; March 8, 2005; July 7, 2005; March 14, 2006; March 13, 2007; September 18, 2007; March 11, 2008; March 10, 2009; March 9, 2010; March 8, 2011; March 13, 2012; March 12, 2013; March 11, 2014; March 10, 2015; March 08, 2016; March 21, 2017; March 13, 2018; March 12, 2019; March 10, 2020; March 9, 2021; March 08. 2022; March 14, 2023; March 12, 2024

Article XXIV - Noise Limits

[Added 3-12-2019 ATM by Art. Z-19-04]

§ 220-143. Purpose:

Recognizing that people have a right to and should be ensured an environment free from excessive sound and vibration capable of jeopardizing their health or safety or welfare or of degrading their quality of life, this chapter is enacted to protect, preserve and promote the health, safety, welfare and quality of life for the citizens of Plaistow, New Hampshire, through the reduction, control and prevention of noise by establishing maximum noise levels upon and between premises, prohibiting certain noise-producing activities and providing for inspection, definition of offenses and penalties.

§220-144. Definitions:

As used in this chapter, the following terms shall have the meanings indicated:

ACOUSTICAL TERMINOLOGY — Terminology which has been most recently approved as American Standard Acoustical Terminology by the American National Standards Institute (ANSI S1.1-1960/R 1976), which terminology is incorporated herein by reference, except as may be otherwise specified.

AMBIENT SOUND LEVEL — The hourly energy-equivalent noise level that is produced by transportation vehicles, natural phenomena and distant activity which is not related to an offending sound source.

BACKGROUND NOISE — The highest A-weighted sound-pressure level which is exceeded 90% of the time period during which measurement is taken.

BUSINESS USE — Includes all commercial and industrial zoning districts, as identified on the Zoning Map of the Town of Plaistow, New Hampshire, namely the C2, C1, IND1, IND2 and ICR Zoning Districts, and as defined in the Zoning Ordinance of the Town of Plaistow, New Hampshire (Chapter 220).

COMMERCIAL CONTRACTOR — A person or company who contracts, either in writing or verbally, to arrange or supply materials, equipment, or workers to perform tasks for the purpose of erecting/repairing structures or moving earthen materials.

COMMERCIAL POWER EQUIPMENT — All engine- or motor-powered equipment intended for infrequent service work in inhabited areas, typically requiring commercial or skilled operators. (Examples of "commercial power equipment" are log chippers, paving rollers, etc.)

CONSTRUCTION — Any and all physical activity necessary or incidental to the erection, placement, demolition, assembling, altering, cleaning, repairing, installing, or equipping of buildings and other structures, public or private highways, roads, premises, parks, utility lines or other property and shall include land clearing, grading, excavating, filling, and paving.

CONSTRUCTION DEVICE — Any powered device or equipment designed and intended for use in construction.

DAY — A period of 24 hours.

DAYTIME HOURS — The period between the hours of 7:00 a.m. (seven ante meridian) and 7:00 p.m. (seven post meridian) on weekdays but excluding holidays.

dBA — The A-weighted sound-pressure level in decibels, as measured by a general purpose sound-level meter complying with the provisions of the American National Standards Institute in Specifications for Sound Level Meters (ANSI S1.4 1983), properly calibrated and operated in accordance with this and other applicable standards and in accordance with manufacturer's instructions.

dBC — The C-weighted sound-pressure level in decibels, as measured by a general purpose sound-level meter complying with the provisions of the American National Standards Institute in Specifications for Sound Level Meters (ANSI S1.4 1983), properly calibrated and operated in accordance with this and other applicable standards and in accordance with manufacturer's instructions.

DECIBEL (abbreviated as "dB") — A logarithmic unit of measure used in measuring magnitudes of sound.

DEMOLITION — Any dismantling, intentional destruction or removal of structures, utilities, public or private right-of-way surfaces or similar property.

DOMESTIC POWER EQUIPMENT — Power equipment intended for use in residential areas by a homeowner. (Examples include but are not limited to chain saws, log splitters, power saws, drills, grinders, lawn, and garden tools, etc.).

EMERGENCY — Any occurrence or set of circumstances involving actual or imminent physical trauma or property damage which demands immediate action.

EMERGENCY VEHICLE — As in RSA 259:28 of the New Hampshire General Laws.

EMERGENCY WORK — Work made necessary to restore property to a safe condition following an emergency or work required to protect persons or property from exposure to imminent danger.

Hz — The abbreviation for hertz, a measurement of frequency, equivalent to cycles per second.

IMPULSE NOISE — A repeatedly applied sound of short duration (usually less than one second) characterized by an abrupt onset and rapid decay and occurring at the rate of less than one per second.

INDUSTRIAL USE — Includes the IND1 and IND2 (Industrial) Zoning Districts, as identified on the Zoning Map of the Town of Plaistow, New Hampshire, and as defined in the Zoning Ordinance of the Town of Plaistow, New Hampshire (Chapter 220).

INSTITUTIONAL USE: The same as "residential use."

Leq (1 HOUR) — The A-weighted energy equivalent sound level occurring over a one-hour period.

MOTORCYCLE — As in RSA 259:63 of the New Hampshire General Laws.

MOTOR VEHICLE — As in RSA 259:60 of the New Hampshire General Laws.

MUFFLER — A device for abating sounds such as those caused by escaping or intaking gases.

NIGHTTIME HOURS — The hours between 7:00 p.m. (seven post meridian) and 7:00 a.m. (seven ante meridian) of the following day on weekdays, together with all hours on Sunday, Saturday, and legally observed holidays.

NOISE DESCRIPTORS — Numerical valuations of noise exposure which account for sound level, time varying characteristics and A-weighting. "Noise descriptors" used in this chapter are the energy equivalent sound level (Leq) and the background sound level (L90).

NOISE LEVEL — The A-weighted sound-pressure level.

NOISE POLLUTION — The presence of that amount of acoustic energy for that amount of time necessary to cause one or more of the following effects:

- A. Temporary or permanent hearing loss in persons exposed.
- B. Injury to or tendency to injure, on the basis of current information, the public health or welfare.
- C. Nuisance.
- D. Interference with the comfortable and reasonable enjoyment of life and property, or interference with the conduct of business.
- E. Exceeding the limits or restrictions established herein or pursuant to the granting of any permit by the Town governing body.

OCTAVE BAND SOUND LEVEL — That sound-pressure level measured in ranges of frequencies, referred to by ANSI S1.6-1984 (American National Standard Preferred Reference Quantities for Acoustical Measurements) as octave bands, between 31.5 Hz and 16,000 Hz.

PERSON — An individual, partnership, association, firm, syndicate, company, trust, corporation, department, bureau or agency or any other entity recognized by law as the subject of rights and duties.

PREMISES — Any building, structure, land, or portion thereof, including all appurtenances, and includes yards, courts, inner yards and real properties without buildings or improvements, owned

or controlled by one or more persons. The emitter's "premises" includes contiguous publicly dedicated street and highway rights-of-way, all real rights-of-way, and waters of the State of New Hampshire.

PROPERTY LINE — That real or imaginary line along the ground surface and its vertical extension which separates real property owned or controlled by any person from contiguous real property owned or controlled by another person and separates real property from a public right-of-way.

PUBLIC RIGHT-OF-WAY — Any street, avenue, boulevard, highway, sidewalk, alley, park, waterway, railroad, or similar place owned or controlled by a governmental entity.

PURE-TONE CONDITION — A situation in which the sound-pressure level in any one octave band exceeds the sound-pressure level in both adjacent octave bands by three dB or more.

RECREATIONAL USE — The same as "business use."

RECREATIONAL VEHICLE — As in RSA 259:69 of the New Hampshire General Laws.

RESIDENTIAL USE — Includes the RC1, RC2, LDR, MDR, ICR, C2, VC Zoning Districts, and the C1-Danville Road Overlay District, as identified on the Zoning Map of the Town of Plaistow, New Hampshire, and as defined in the Zoning Ordinance of the Town of Plaistow, New Hampshire (Chapter 220).

RURAL USE — The same as "residential use."

SOUND — A transmission of energy through solid, liquid, or gaseous media in the form of vibrations which constitute alterations in pressure or position of the particles in the medium and which evoke physiological sensations, including but not limited to an auditory response when impinging on the ear.

SOUND-LEVEL METER — Any instrument used to measure sound-pressure level, conforming, as a minimum, to the specifications of American National Standard (ANSI S1.4--1983) for Type 1 precision or Type 2 general purpose sound-level meters.

SOUND-PRESSURE LEVEL (abbreviated as "Lp") — That value which is 20 times the logarithm to the base ten (\log_{10}) of the ratio of the root-mean-square pressure to the reference sound pressure of 20 micronewtons per square meter (20×10^{-6} newtons/meter²), expressed in decibels (dB).

TOWN — The Town of Plaistow, New Hampshire, or town official(s) whom the Board of Selectmen designates to enforce this chapter. [1]

ZONING DISTRICTS — The zoning districts and land uses therein, as established by the Zoning Ordinance of the Town of Plaistow, New Hampshire (Chapter 220).

§ 220-145. Guidelines for determining sound levels.

For the purposes of determining sound levels as set forth in this chapter, the following guidelines shall be applicable:

- A. All persons conducting sound measurements to assess compliance with this chapter shall be trained in the current techniques and principles of sound measurement equipment and instrumentation.
- B. Instruments used to measure sound level shall conform, as a minimum, to the specifications of American National Standard ANSI S1-4--1983 for Type 1 precision or Type 2 general purpose sound-level meters.
- C. The sound-level meter to be used for such measurements shall be capable of measuring and displaying values of noise descriptors, as defined in §220-144 of this chapter, for established noise limits.
- D. The following steps, as listed below, shall be followed when preparing to take sound-level measurements:
 - 1) The instrument manufacturer's specific instructions for the preparation and use of the instrument shall be followed.
 - 2) The sound-level meter shall be calibrated before and after each set of measurements.
 - 3) When outdoor measurements are taken, a windscreen shall be placed over the microphone of the sound-level meter in accordance with the manufacturer's instructions.
 - 4) The sound-level meter shall be placed at an angle to the sound source, as specified by the manufacturer's instructions, and at least four feet above the ground. The meter shall be placed so as not to be interfered with by individuals conducting the measurements or by individuals not conducting the measurements.
 - 5) Measurements shall normally be made outside, as near occupied dwellings as practical, except where the offending noise affects use of outdoor areas, in which case noise measurements shall be made at a receptor property line location between the affected outdoor area and the noise source.
 - 6) Ambient background sound levels shall be measured with the sound level meter set for slow A-weighting response.
 - 7) Impulsive noise shall be made with the sound-level meter set for fast C-weighting response.

§ 220-146. Prohibited noise emissions and conditions.

No person or persons owning, leasing, or controlling the operations of any source or sources of noise shall willfully, negligently or through failure to provide necessary equipment or facilities or

through failure to take necessary precautions make or permit the emission of noise levels or conditions exceeding the following noise limits for the applicable land use:

- A. Noise Limit 1: General prohibition of noise emissions. No person or persons owning, leasing, or controlling the operation of any source or sources of noise shall willfully, negligently or through failure to provide necessary equipment or facilities or to take necessary precautions permit the establishment of a condition or conditions constituting noise pollution, as defined in § 220–144 of this chapter.
- B. Noise Limit 2: Continuous sound-level limits. No person shall cause the continuous sound level to exceed the following limits, as measured at the applicable locations in accordance with the provisions of § 220–145 of this chapter:

Receptor Land Use Category	Continuous Sound-Level Limits leq (1 hour³)	
	Daytime	Nighttime
Residential/rural/institutional ¹	55	50
Business/recreational ²	65	55
Industrial	65	65

NOTES:

¹ Hospitals, schools, places of worship, libraries, public parklands, etc.

² Public playgrounds, swimming pools, athletic fields, golf courses, etc.

³ Where the offending source of noise is nearly constant over a one-hour period, a measurement sampling period of less than one hour, but no less than five minutes, is permitted. This measurement shall be made with the sound-level meter set to slow A-weighting responses.

- C. Noise Limit 3: Impulsive sound-level limits. No person shall cause an impulsive sound level that exceeds the following limits, as measured at the applicable locations in accordance with the provisions of § 220-145 of this chapter:

Receptor Land Use Category	Impulsive Sound-Level Limits Lp (dBC fast)	
	Daytime	Nighttime
Residential/rural/institutional ¹	67	62
Business/recreational ²	77	67
Industrial	87	87

NOTES:

¹ Hospitals, schools, places of worship, libraries, public parklands, etc.

² Public playgrounds, swimming pools, athletic fields, golf courses, etc.

- D. Noise Limit 4: Background referenced sound level. No person shall cause the background noise level, as defined in § 220 -144 of this chapter, to increase by more than 10 dBA in any receptor area at any time of day.
- E. Noise Level 5: Pure-tone conditions. No person shall produce a pure-tone condition at the nearest receptor buildings or activity areas in rural/residential/-institutional or business/recreational/industrial zoned property.
- F. Noise Level 6: High noise-level areas. In areas where the ambient sound level is already as high as or higher than three dB below the sound-level limits of Noise Limit 2, no person shall cause the noise level in any area to increase by more than three dB. This limit is in lieu of Noise Limit 2 but shall not supersede any other noise limit as defined in this chapter.
- G. Noise Limit 7: Snow-traveling vehicles, trail bikes and off-highway recreational vehicles. Any person owning, leasing, or controlling the operation of such vehicles shall comply with the provisions of RSA 215-A:12.
- H. Noise Limit 8: Motorboats and powered water vessels. Any person owning, leasing, or controlling the operation of such vehicles shall comply with the provisions of RSA 270:37.
- I. Noise Limit 9: Construction.
 - 1) Outdoor construction by commercial contractors shall only be permitted Monday through Saturday between the hours of 7:00 a.m. and 7:00 p.m. Such construction shall not exceed the noise limits set forth in Chapter §220 - 146 and C. Outdoor construction by commercial contractors shall be prohibited on Sundays and all national holidays. Government operations, including contracted government operations, are exempt from this Subsection.
 - 2) All equipment used for construction shall have properly installed and maintained silencing systems, as originally furnished by the equipment manufacturer. Unmuffled exhaust or intake systems on mobile or stationary equipment shall not be permitted.
- J. Noise Limit 10: Prohibited noise-generating activities. The following activities are prohibited:
 - 1) Vehicle horns. No person shall at any time unreasonably sound any horn or other audible signal device of a motor vehicle, except authorized emergency vehicles, unless such sounding is necessary as a warning to prevent or avoid a vehicle accident.
 - 2) Motor vehicle idling. No person shall operate an engine or any standing motor vehicle with a weight in excess of 10,000 pounds GVW (gross vehicle weight) for a period in excess of 10 minutes when such vehicle is parked within 25 feet of a residence.

- 3) Exhaust discharge. No person shall discharge into the air the blow-down of any steam vent or the exhaust of any stationary internal-combustion engine or air compressor equipment, unless such discharge is through a muffler capable of controlling the sound level within the limits stated in § 220 - 146 of this chapter (Noise Limit 2: Continuous noise levels).

§ 220-147. Exclusions and Exemptions.

A. Exclusions. Noise limits in this chapter shall not apply to noise emitted by or related to any of the following:

- 1) Natural phenomena.
- 2) Any bell or chime from any school or church.
- 3) Any siren, whistle or bell lawfully used by emergency vehicles or at railroad crossings.
- 4) Any siren, whistle or bell or other sound-generating device used by an alarm system in an emergency situation; provided, however, that burglar alarms not terminating within 30 minutes after being activated shall be unlawful.
- 5) Farming equipment or farming activity.
- 6) Any siren, whistle or bell required by law or regulation, which operates at a sound level appropriate to the environment.

B. Exemptions: Noise limits of this chapter shall not apply to noise emitted by or related to the following:

- 1) Noise created by emergency vehicles in the lawful performance of their duties or as a result of or relating to an emergency.
- 2) Noise from domestic power equipment, such as but not limited to power saws, chain saws, sanders, grinders, lawn and garden tools or similar devices, operated between the hours of 7:00 a.m. and 9:00 p.m. weekdays, and on Saturdays, Sundays, and legal holidays between the hours of 9:00 a.m. and 8:00 p.m. when not used for commercial use.
- 3) Noise from snow removal equipment.
- 4) Noise created by any aircraft flight operations which are specifically preempted by the Federal Aviation Administration.
- 5) Noise created by any recreational activities which are permitted by law or for which a license or permit has been granted by the Town, including parades or sporting events.

- 6) Noise created by blasting, provided that a permit for such blasting has been obtained from local authorities.
- 7) Noise created by passenger or freight trains.
- 8) Noise created at a legally existing firing range as permitted by law.

§ 220-148. Inspections.

- A. For the purpose of determining compliance with the provisions of this chapter, the governing body of the Town of Plaistow or its designated representatives are hereby authorized to make inspections of all noise sources and to take measurements and make tests whenever necessary to determine the quantity and character of noise. In the event that any person refuses or restricts entry and free access to any part of a premises or refuses inspection, testing or noise measurement of any activity, device, facility, or process where inspection is sought, the governing body or its designated representative may seek from the appropriate court a warrant for the purpose of inspecting, testing, or measuring noise at a reasonable time without interference, restriction, or obstruction.
- B. It shall be unlawful for any person to refuse to allow or permit the governing body of the Town of Plaistow or its designated representative free access to any premises when the governing body or its designated representative is acting in compliance with a warrant for inspection or with an order issued by the appropriate court.
- C. It shall be unlawful for any person to violate the provisions of any warrant or court order requiring inspection, testing, or measurement of noise sources.
- D. No person shall hinder, obstruct, delay, resist, prevent in any way or interfere or attempt to interfere with any authorized person while in the performance of his/her duties in accordance with this chapter.

§ 220-149. Violations and penalties.

- A. Any person owning, leasing, or controlling the operation of any source or sources of noise who willfully, negligently or through failure to provide necessary equipment or facilities or through failure to take necessary precautions exceeds the noise limits of § 220 – 146 of this chapter is guilty of a violation of this chapter.
- B. If the Town notifies a person of a violation of this chapter and orders the person to cease a violation, in writing, each day such violation continues after the written notice of violation is served constitutes a separate violation. For the purposes of this section, the day of service of a notice is the day the notice is received, if served in hand or by certified mail, return receipt, or is the third day after the day of mailing if the notice is served by ordinary mail.

- C. A person convicted of a violation of this chapter shall be fined \$100 for the first offense, \$200 for the second offense and \$500 for each subsequent offense if committed within one year of the first offense.
- D. The Town or any person owning, leasing, or residing in real property in the Town of Plaistow or conducting a business of any kind in the Town of Plaistow may file a complaint in the district court or other court with competent jurisdiction against any person violating this chapter, provided that the person filing the complaint presents evidence of a violation of § 220–149 of this chapter using the guidelines set forth in § 220-145.

§ 220-150. Conflicts with other laws.

This Noise Limit Ordinance shall not relieve any person from complying with other laws, statutes, codes, regulations, or ordinances of the State of New Hampshire or of the Town of Plaistow, New Hampshire.

§ 220-151. Severability.

Each of the noise limits delineated in § 220-146 of this chapter shall be construed as separate to the end that, if any noise limit or section, sentence, clause, or phrase thereof shall be held invalid for any reason, the remainder of this chapter shall continue in full force.