

**Town of Whitefield
Planning Board**

Final Public Hearing Notice

Pursuant to RSA 675:3 and RSA 675:7, the Whitefield Planning Board will hold a public hearing on:

**Tuesday, December 12, 2023 at 6:30 PM
Whitefield Town Office – 56 Littleton Road, Whitefield NH**

To review proposed amendments to the Whitefield Development Code as follows:

- Amend Article XIV – Activity: Commercial Section 7: by adding a new subsection on NFPA 1 provisions.

- Amend Article XVII – Activity: Residential Section 10: by adding a new subsection on driveway length and Fire Department access pursuant to RSA 153:5, VI.

- Amend Article XVIII – Activity: Single Family Section 11: by adding a new subsection on driveway length and Fire Department access pursuant to RSA 153:5, VI.

- Amend Appendix I – Definitions: To amend and add language to Commercial Use; Dwelling; and Dwelling Unit.

- Appendix V – Floodplain Development Criteria: by adding reference to NHRSA 674:17 & 674:56 to enabling authority; requiring detached accessory dwelling structures to meet same standards as other residential structures in special flood hazard areas; adding subsection (d) on issuance of variance; grammar corrections.

A full draft of amendments can be picked up at the Town Office, located at 56 Littleton Road, and online at whitefieldnh.org

If a second hearing is needed it will be held on: **Tuesday, January 2, 2024 at 6:30 PM – Whitefield Town Office – 56 Littleton Road, Whitefield NH.**

TOWN OF WHITEFIELD

2024 FULL DRAFT AMENDMENTS TO DEVELOPMENT CODE

Amend Article XIV – Activity: Commercial Section 7.2, Criteria, add a new subsection (h) as follows:

(h) Fire Chief must confirm that the development complies with all relevant provisions of the NFPA 1.

Amend Article XVII – Activity: Residential Section 10.2, Criteria, add a new subsection (g) as follows:

(g) For detached one or two-family dwelling units, if the driveway will be more than 150 feet in length, is it at least 12 feet wide? (Required by RSA 153:5, VI.) For detached one or two-family dwelling units, has the Fire Chief provided written recommendations for the Planning Board to consider regarding Fire Department access, including width, vertical clearance, grade, suitability of road surface, bridges, dead-ends, and the ability to pass and turn around once in the driveway?

Amend Article XVIII – Activity: Single Family Section 11.2, Criteria: amend subsection (c) as follows:

(c) Does the project provide adequate access for emergency vehicles and for those persons attempting to render emergency services? If the driveway will be more than 150 feet in length, is it at least 12 feet wide? (Required by RSA 153:5, VI.) Has the Fire Chief provided written recommendations for the Planning Board to consider regarding Fire Department access, including width, vertical clearance, grade, suitability of road surface, bridges, dead-ends, and the ability to pass and turn around once in the driveway?

Amend and add language to Appendix I - DEFINITIONS:

COMMERCIAL USE: Retail trade and service activities, offices, restaurants and bars, short-term rentals and other lodging, and as further described in Article XIV.

DWELLING: A building used exclusively for residential occupancy, including single family dwellings, tiny houses, two-family dwellings and multi-family dwellings, but not including hotels, motels, recreational vehicles, tents or other structures designed or used primarily for temporary occupancy; however, the use of a dwelling as a short-term rental constitutes a commercial, and not a residential, use.

DWELLING UNIT: one or more rooms with a sanitary facility and a single kitchen designed or occupied as a unit by one family, for living, sleeping, sanitation and cooking purposes for any period of time; however, the use of a dwelling unit as a short-term rental constitutes a commercial, and not a residential, use.

OVER

APPENDIX V – FLOODPLAIN DEVELOPMENT CRITERIA

II. Authority: Add NHRSA 674:17 and 674:56

IX. 100 Year Flood

b. The Planning Board's 100 year flood elevation determination will be used as criteria for requiring in special flood hazard areas that:

1. all new construction ~~of~~ or substantial improvement of residential structures and detached accessory dwelling structures have the lowest floor (including basement) elevated to or above the 100 year flood elevation;....

X. Flexibility of Standards:

Add d. The issuance of the variance will not conflict with other State, Federal or Local laws or ordinances.

Some grammar needs to be corrected.