

**PLANNING BOARD
TOWN OF CORNISH, NEW HAMPSHIRE
PUBLIC NOTICE**

You are hereby notified that the Cornish Planning Board will hold a public hearing under RSA 675:3 on an amendment to the Cornish Zoning Ordinance proposed by the Cornish Planning Board. Time and location of said hearing is as follows:

**THURSDAY JANUARY 10, 2008
7:00 PM
CORNISH TOWN OFFICE (488 Townhouse Road)**

The full text of the proposed amendment to the Cornish Zoning Ordinance is on file at the Cornish Town Office (675-5611). Following is a description of the amendment to the Zoning Ordinance as proposed by the Cornish Planning Board:

AMENDMENT NO. 1

The Planning Board's Amendment No. 1 defines and adds Contractor's Yard as an allowed use. Contracting businesses currently operating in the Town of Cornish as of the date of enactment would be grandfathered. The intent of this amendment is to allow prospective contracting businesses an opportunity to establish themselves in Cornish and to allow both existing and new contracting businesses reasonable room for growth.

December 26, 2007

**2008 AMENDMENTS
TO THE CORNISH ZONING ORDINANCE
PROPOSED BY THE CORNISH PLANNING BOARD
TO BE SUBMITTED TO THE TOWN CLERK ON FEBRUARY 5, 2008**

The amendments to the Cornish Zoning Ordinance proposed by the Town of Cornish Planning Board are outlined below. The additions are ***bold and in italics***, and the deletions are ~~crossed-out~~.

Are you in favor of the adoption of Amendment No. 1 as proposed by the Planning Board for the Cornish Zoning Ordinance?

AMENDMENT NO. 1

The Planning Board's Amendment No. 1 defines and adds Contractor's Yard as an allowed use. Contracting businesses currently operating in the Town of Cornish as of the date of enactment would be grandfathered. The intent of this amendment is to allow prospective contracting businesses an opportunity to establish themselves in Cornish and to allow both existing and new contracting businesses reasonable room for growth.

Specifically, Amendment No. 1 includes the following:

A. Add to Article II:

Contractor's Yard - A facility comprised of indoor and/or outdoor space, of which the primary purpose is support of a contracting business conducted primarily off premise. The intent is to allow small contractor type businesses as they exist as of March 11, 2008, to continue operation without the necessity of additional zoning permitting provided that there is no material change in operation.

B. Add to Article IV.C:

23. A contractor's yard shall not materially disturb the total residential environment and shall comply with the criteria listed below. When a contractor's yard grows beyond these limits, it shall be required to seek other facilities. If more than one business is conducted upon the premises, all businesses together shall not exceed these criteria. In all districts where permitted, contractor's yards will comply with the following:

- a) Must remain at all times in compliance with all State and Federal environmental guidelines.
- b) Shall have its access from a Class V or better highway.
- c) Lot size shall be as per zone requirements.
- d) Set backs shall be as per zone requirements.
- e) There shall not be more than two (2) access driveways from any road. The maximum width of each driveway shall be fifty (50) feet.
- f) The business shall employ no more than (4) four full-time employees or their equivalent other than family members. See Table 4.1.
- g) The business shall not have window displays, window advertising, or any other advertising except a sign that shall not exceed eight (8) square feet.
- h) The facility shall not
 - i. Generate non-residential levels of vibration, glare, smoke, dust, fumes, odors, or heat.
 - ii. Produce noise of such volume or frequency as to be unreasonably offensive at or beyond the property line. Unreasonably offensive noises, due to intermittence, beat frequency, or shrillness shall be muffled so as not to become a nuisance to adjacent uses.
 - iii. Require the use of on-street parking.
- i) If the facility is on a lot in conjunction with a residence, the maximum lot coverage shall comply with Article V.A, Table 5.1.
- j) The Administrators may require a vegetative buffer between the facility and any abutter or road in order to minimize visual and audio impact.

C. Add to Article IV, Table 4.1:

<u>Business Use</u>	Rural	Village	Residential
<i>Contractor's Yard, 0-2 non-family employees or equivalent</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>
<i>Contractor's Yard, more than 2, up to 4, non-family employees or equivalent</i>	<i>SE</i>	<i>SE</i>	<i>SE</i>

Y=Use permitted by right, provided that all other requirements of State Law and this Ordinance have been met and a Zoning Permit has been issued.

SE=Use permitted by special exception provided that all other requirements of State Law and this Ordinance have been met and approval has been granted by the Zoning Board of Adjustment.

N=Use not permitted.
