

TOWN OF CORNISH, NEW HAMPSHIRE

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

**TUESDAY, JANUARY 23, 2007
7:00 PM
CORNISH TOWN OFFICE (488 Townhouse Road)**

The full text of the proposed amendments to the Cornish Zoning Ordinance is on file at the Cornish Town Office (675-5611). Following is a description of the six (6) amendments to the Zoning Ordinance as proposed by the Cornish Planning Board:

AMENDMENT NO. 1

The Planning Board's Amendment No. 1 revises the dimensional standards for telecommunications facilities by giving specific reference points from which the height limit of a new telecommunications facility can be measured and increases the height limit for new telecommunications facilities in order to provide reasonable opportunities for telecommunications service in Cornish. Amendment No. 1 also designates the Cornish Planning Board as the regulatory authority in the case that artificial lighting of a telecommunications tower is required by the Federal Aviation Administration.

AMENDMENT NO. 2

The Planning Board's Amendment No. 2 eliminates the 100 foot buffer between the edge of the Regulatory Flood Plain and sewage disposal systems.

AMENDMENT NO. 3

The Planning Board's Amendment No. 3 prohibits commercial extraction of groundwater to ensure future availability of public and private water supplies.

AMENDMENT NO. 4

The Planning Board's Amendment No. 4 adds a residency requirement in the General Provisions under Automotive Repair Garage.

AMENDMENT NO. 5

The Planning Board's Amendment No. 5 clarifies the residency requirement in the General Provisions under Cottage Industry.

AMENDMENT NO. 6

The Planning Board's Amendment No. 6 defines windmill. Currently windmill is not defined in the Ordinance. Windmills are exempted from the 35 foot height limit on new construction in the Cornish Zoning Ordinance (Article V.D.1).

January 5, 2007

Amendments showing where changes were made

**2007 AMENDMENTS
TO THE CORNISH ZONING ORDINANCE**

PROPOSED BY THE CORNISH PLANNING BOARD
TO BE SUBMITTED TO THE TOWN CLERK ON FEBRUARY 6, 2007

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 revises the dimensional standards for telecommunications facilities by giving specific reference points from which the height limit of a new telecommunications facility can be measured and increases the height limit for new telecommunications facilities in order to provide reasonable opportunities for telecommunications service in Cornish. Amendment No. 1 also designates the Cornish Planning Board as the regulatory authority in the case that artificial lighting of a telecommunications tower is required by the Federal Aviation Administration.

Specifically, Amendment No. 1 involves the following:

Revise Article V.D.2. to read:

Tower and antenna combined shall be no more than ~~5'~~ ***20 feet above tallest natural feature or manmade structure measured from the highest point of that object above the average tree canopy height as measured by inventorying the height above ground level for the tallest 10% of trees within a radius of 150 feet around the proposed tower; or 20 feet above the tallest point of the nearest manmade structure, excluding other towers and antennae, within 100 feet of the proposed tower; or a height of 40 feet, whichever is greater.***

Revise Article VI-A.C.1.d. to read:

Towers shall not be artificially lighted unless required by the FAA or other applicable authority. If lighting is required, the ~~regulatory authority~~ ***Planning Board*** may review the available lighting alternatives and approve the design that would cause the least disturbance to abutters and travelers on town roads.

Are you in favor of the adoption of Amendment No. 2 as proposed by the Planning Board for the Cornish Zoning Ordinance?

AMENDMENT NO. 2

The Planning Board's Amendment No. 2 eliminates the 100 foot buffer between the edge of the Regulatory Flood Plain and sewage disposal systems.

Specifically, Amendment No. 2 involves the following:

Revise Article V.C.1. to read:

C. Setback

1. The minimum distance between sewage disposal systems and water bodies, watercourses and wetlands shall be ~~100 feet measured from~~: a) **100 feet measured from** the mean high water mark of the water feature; b) **100 feet measured** from the top of the bank; or c) the edge of the Regulatory Flood Plain, whichever distance provides the greatest setback from the water feature.

Are you in favor of the adoption of Amendment No. 3 as proposed by the Planning Board for the Cornish Zoning Ordinance?

AMENDMENT NO. 3

The Planning Board's Amendment No. 3 prohibits commercial extraction of groundwater to ensure future availability of public and private water supplies.

Specifically, Amendment No. 3 involves the following:

Add to Article II:

Commercial Water Extraction *The withdrawal of groundwater for the purpose of the sale of said water as a commodity.*

Add to Article VIII:

ARTICLE VIII PROHIBITED USES

Uses Not Permitted – In all districts the following uses are not permitted:

Junk yards, machinery wrecking yards, commercial bulk storage of fuel oil, butane, propane, gasoline, ~~and~~ manufacturing or processing of goods or materials not housed in a building, **and commercial water extraction.**

Are you in favor of the adoption of Amendment No. 4 as proposed by the Planning Board for the Cornish Zoning Ordinance?

AMENDMENT NO. 4

The Planning Board's Amendment No. 4 adds a residency requirement to the General Provisions under Automotive Repair Garage.

Specifically, Amendment No. 4 involves the following:

Add the following to IV.C.7a:

k. The business shall be carried on by a person or persons on the property serving as his, her or their primary residence.

AMENDMENT NO. 5

The Planning Board's Amendment No. 5 clarifies the residency requirement in the General Provisions under cottage industry.

Specifically, Amendment No. 5 involves the following:

Revise Article IV.C.19.b:

b. The business shall be carried on by a person or persons within the dwelling serving as his, her or their ~~private~~ ***primary*** residence, or within an accessory structure.

Are you in favor of the adoption of Amendment No. 6 as proposed by the Planning Board for the Cornish Zoning Ordinance?

AMENDMENT NO. 6

The Planning Board's Amendment No. 6 defines windmill. Currently windmill is not defined in the Ordinance. Windmills are exempted from the 35 foot height limit in the Cornish Zoning Ordinance (Article V.D.1).

Specifically, Amendment No. 3 involves the following:

Add to Article II:

Windmill – A structure exclusively providing wind-generated energy and primarily serving the needs of the principal use of the property.
