

1. Are you in favor of adoption of Amendment #1 as proposed by the Planning Board for the Town Zoning Ordinances, as follows:

In Sections 203.2 (R) *add Q*, 204.2 (R/A) *add O*, and 205.2 (V) *add K to the list of permitted uses*: “Senior Housing, subject to compliance with Section 303.”

303 SENIOR HOUSING

303.1 Authority

This Section, 303 Senior Housing, is adopted pursuant to the power granted in RSA 674:16 II and RSA 674:21 for innovative land use control. To provide the flexibility needed to achieve the purposes of this section the Planning Board is hereby granted authority to impose standards and conditions pursuant to achieving these purposes. The Planning Board is hereby granted authority to administer this Section.

303.2 Purpose

The purpose of this Section is to enable the development of multiple unit “Senior Housing” (also known as “Elderly Housing” or “Housing for Older Persons”) in the town of Chesterfield in accordance with the intent of Chesterfield Master Plan to provide important needed housing opportunities for older persons in Chesterfield.

303.3 Site Plan Review

A Site Plan for a proposed Senior Housing Development including landscaping, buffer zone details, and recreational area details shall be submitted to the Planning Board for review and approval.

303.4 Definition and Scope

“Senior Housing” is a collection of dwelling units intended and operated for occupancy by at least one person 62 years or older per unit as allowed by RSA 354-A:15.

- A. There shall be a maximum of twenty four (24) dwelling units total in the development. Common areas, laundry rooms, recreational areas, utility rooms, or other nonresidential space shall not count toward this limit.
- B. There may be more than one building providing the total number of dwelling units does not exceed twenty four (24).
- C. Buildings shall be a maximum of two (2) stories and not more than thirty five (35) feet above grade.
- D. There shall be a maximum of two (2) bedrooms in any dwelling unit.

303.5 Applicable Zoning Regulations

Senior housing is allowed only in those Zoning Districts where it is listed as a Permitted Use. Unless otherwise specified in this Section the requirements of the Zoning District shall apply. The requirements of Section 403 Multiple Family Dwellings do not apply to this Section.

303.6 Area

Lot Area shall be a minimum of five (5) acres.

303.7 Setback and Yard Requirements

No structures, except fences and walls shall occupy any yard areas established by the setbacks listed below.

Driveways may cross front setbacks.

- A. Front Setback: 50 feet.
- B. Side Setback: 50 feet.
- C. Rear Setback: 30 feet.

The areas defined by the setbacks shall constitute a buffer zone, the composition of which shall be approved by the Planning Board as part of its Site Plan Review.

303.8 Water Supply and Sewage Disposal

Sewage disposal areas and water supplies shall be constructed and maintained by the

owners. The design, location and construction of such areas shall be subject to the approval of the NHWSPCC and the Planning Board.

303.9 Utilities

All on-site utilities shall be underground.

303.10 Parking

A minimum of two (2) parking spaces per dwelling unit shall be provided.

Recommended by the Planning Board

YES ☐ NO ☐

2. Are you in favor of adoption of Amendment #2 as proposed by the Planning Board for the Town Zoning Ordinances, as follows:

To rezone Chesterfield Tax Map 10A, Lot A5 from Office Retail and Services to Commercial/Industrial.

Recommended by the Planning Board

YES ☐ NO ☐

***** See reverse side for #3 *****

3. Are you in favor of adoption of the following Amendment, inserted by petition:

To see if the Town will vote to replace the definition of "Impermeable Coverage" as set forth in the Zoning Ordinance replacing it with the definition of "Impervious Surface" as defined in New Hampshire Revised Statutes Annotated 483-B:4 (VII-b) being the Shoreland Water Quality Protection Act.

Existing

IMPERMEABLE COVERAGE: All that horizontal area of a lot, parcel or tract due to manmadealterations to the natural surface of the land, including structures, parking lot and driveway areas or other development. All area beneath a structure is impervious. All portions of any ground mounted solar panels other than the portion in direct contact with the ground are considered permeable. All portions of underground waste disposal systems, along with necessary access covers, vents and risers for pump out and inspection are considered permeable.

Proposed

IMPERVIOUS SURFACE: Any modified surface that cannot effectively absorb or infiltrate water. Examples of impervious surfaces include, but are not limited to, roofs, and unless designed to effectively absorb or infiltrate water, decks, patios, and paved, gravel, or crushed stone driveways, parking areas, and walkways.

Not recommended by the Planning Board

YES ☐ NO ☐

(See other side for questions 1 & 2)

OFFICIAL ZONING BALLOT
TOWN OF CHESTERFIELD, NH

MARCH 8, 2022

Barbara Girs, Town Clerk