



Town of Hillsborough

Planning Board
27 School Street
P.O. Box 7
Hillsborough, NH 03244
(603) 464-7971

December 19, 2022

PUBLIC NOTICE

Notice is hereby given that a public hearing will be held by the Hillsborough Planning Board pursuant to RSA 675:3 II, on January 4, 2023, at 7:00 pm at the Hillsborough Town Office, 27 School Street to consider the following amendments to the Hillsborough Zoning Ordinance:

- Amend Article II General Provisions section 226-6 Definitions to add the following definitions and their permissions to the Zoning Ordinance. Construction Services, Contractor's Storage Yard, Entertainment Establishment, Entertainment, Live, Event Venue, Manufacturing, Pet Grooming, Commercial Hydroponics Facility.
- Amend the Table 4 Chart of Uses, Residential Uses Note number 2, to Divide note number 2 under Residential Uses in the Central Business District into two separate notes. Note number 2 will state that Dwellings at street level require a Special Exception. New note number 3 will reduce the minimum floor area of any dwelling unit from 600 square feet to 300 square feet for a one-bedroom dwelling unit. Units two bedrooms or more require an additional 120 sq. ft. per additional bedroom."
- Amend the Table 4 Chart of Uses to add Residential Solar Energy Systems permitted on any residential structure, and Commercial Solar Collection Systems permitted in the Commercial Zone and Residential Zone.
- Amend the definition of Light Industry in Article II General Provisions section 226-6 to remove the requirement allowing no more than 30 employees and adding the language "outside the enclosed building"
- Amend Article III General Provisions section 229-12 to add Conditional Use Permits to the Zoning Ordinance.
- Amend the language of Article IX Administration and Enforcement 229-59 H to update the language to state building permits are valid for one year as per State Building Code.
- Amend the Zoning Ordinance to adopt a new Article XX Dark Skies Ordinance and the associated map.

Copies of the proposed ordinance changes are available for public inspection at the Town Office during regular business hours, and available on the Town web site – www.town.hillsborough.nh.us. Questions related to the proposed amendments can be directed to Robyn Payson, Planning Director, at (603) 464-7971, or via email at robyn@hillsboroughnh.net.

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