

## PUBLIC HEARING

**Bethlehem Planning Board  
Wednesday, January 4, 2023, 6:00 p.m.  
Hybrid Meeting In-Person/Zoom**

**The Bethlehem Planning Board will hold a public hearing at the Town Hall on Wednesday, January 4, 2023, at 6:00 p.m. to receive public comment on the following amendments proposed for the Zoning Ordinance of the Town of Bethlehem, New Hampshire.**

Proposed Amendment No. 1 would make revisions throughout the Zoning Ordinance to clarify, update, and correct terminology; improve consistency; make editorial corrections; update agency references; remove redundant, unused and unneeded language; improve organization of the document; conform with state laws and court decisions such as regarding accessory dwelling units, signs, and the Zoning Board of Adjustment; and incorporate the stand-alone wind energy ordinance adopted in 2011. Also renumber document accordingly after making changes and incorporating any additional amendments approved by voters.

Proposed Amendment No. 2 would update language in Article XIV Floodplain Development and Article XXI Definitions as required for continued participation in the National Flood Insurance Program.

Proposed Amendment No. 3 would update language in Article II General Provisions and Article XI Multi-Family Dwelling Unit Development in order to make the parking requirements in the Zoning Ordinance consistent with the requirements in the recently updated Site Plan Review Regulations. Detailed requirements would be removed from the Zoning Ordinance and the requirements contained in the Site Plan Review Regulations would be included by reference.

Proposed Amendment No. 4 would add Home Businesses as a Permitted Use (Article V), accessory to any dwelling (Article XXI Definitions), with an application to the Planning Board for Site Plan Review required when the public or certain types of impacts are involved (Article II General Provisions).

Proposed Amendment No. 5 would amend Article IV Nonconforming Uses, Structures, and Lots to allow nonconforming lots to be developed if setbacks can be met and water and wastewater rules met, and would give the Zoning Board of Adjustment the ability to grant Special Exceptions to allow expansion of nonconforming uses under certain conditions.

Proposed Amendment No. 6 would amend Article V Zoning Districts and Uses to bring the Zoning Ordinance into compliance with the provision of RSA 674:32 Manufactured Housing which prohibits requiring a Special Exception for manufactured homes on individual lots unless a Special Exception is also required for single family homes.

Proposed Amendment No. 7 would replace existing language in Article VI Signs with language from the recently updated Site Plan Review Regulations for consistency.

The public can participate in this hearing either in person or by Zoom videoconference by following the link found on the Town of Bethlehem website [bethlehemnh.org](http://bethlehemnh.org). The complete text of the amendments is available for review on the Town website and in the Planning and Zoning Office at the Bethlehem Town Hall during regular business hours. Written comments must be received by the hearing to be considered. Mail to: Bethlehem Planning Board, P.O. Box 189, Bethlehem, NH 03574.