

2023 Zoning Amendment

Are you in favor of adopting the amendment as proposed by the Planning Board for the Meredith Zoning Ordinance as follows:

Amend Article VIII- Definitions to include a new definition for Island Lot and amend definitions of Lot and Lot Frontage to exempt lots on islands without a road system and which are served only by boat from the town's 50-foot road frontage requirement and to allow those lots to receive building permits under the "island exception" of the state statute that requires building permits only be issued to lots having street access.

Explanation and proposed text on following pages.

2023 Island Lot Zoning Amendment:

State Law Requiring Street Access. NH RSA 674:41 requires that streets giving access to lots meet certain requirements in order to obtain a Building Permit. If you don't meet the street access requirement (such as is the case with all island properties), the Building Permit cannot be issued, absent either:

1. The Building Permit applicants seeks and obtains a waiver from the ZBA as provided for in 674:41 II; or
2. Town Meeting approves an "island exception" for lots served exclusively by boat as provided for in 674:41 II-a.

Local Zoning Requiring Road Frontage. Similarly, our local zoning ordinance requires all lots to have a minimum of 50' of road frontage, including island lots.

These requirements are not applicable when applied to lots on islands with no road system, which are accessed only by boat, and which have no road frontage. Therefore, we have proposed an amendment whereby we would add a definition of Island Lot to the zoning ordinance, and exempt those lots from the road frontage requirements found in the ordinance, and also from the requirements of RSA 674:41.

Amend Article VIII- Definitions as follows:

LOT - A lot is a parcel of land occupied or to be occupied by the main building or the accessory buildings or uses customarily incident to it. A lot shall be of sufficient size to meet the minimum zoning requirements for use, coverage and area, and to provide yards and other open spaces as are herein required. Lots, other than Island Lots, shall have frontage on an improved public street or an improved private street and may consist of:

- (1) A single lot of record;
- (2) A portion of a lot of record;
- (3) A combination of complete lots of record, or complete lots of record and portions of lots of record, or of portions of lots of record;
- (4) A parcel of land described by metes and bounds, provided that in no case of division or combination of any residual lot or parcel be created which does not meet the requirements of this ordinance.

LOT FRONTAGE - No lot, other than an Island Lot, shall have road frontage of less than 50 feet.

ISLAND LOT -- A lot located on an island without a road system and with no frontage on any road, which is served exclusively by boats. Island Lots shall be exempt from the requirement that they have road frontage of no less than 50 feet. Such lots are also exempt from the provisions of RSA 674:41.