

Sandown Planning Board
P.O. Box 1756
Sandown, NH 03873

LEGAL NOTICE

The Sandown Planning Board will hold public hearings on Tuesday, January 7, 2014 in the Sandown Town Hall, Route 121A, Sandown, NH regarding the following:

8:15 p.m. - Public Hearing pursuant to RSA 675:3 for consideration of the following amendment to the Zoning Ordinance:

Amendment 1: To amend the text of Article II-Part C-Section 6 to read: "There shall be a fee for the issuance of a driveway permit and for each on-site inspection required pursuant to Sections 1 and 2 of this Article II. The Board of Selectmen shall adopt and maintain a schedule of such fees, which shall be available to the public at the Sandown Town Offices."

8:30 p.m. - Public Hearing pursuant to RSA 675:3 for consideration of the following amendment to the Zoning Ordinance:

Amendment 2: To delete the text of Article II-Part A, General Regulations-All Zones, Section 18-In Home Occupation Ordinance in its entirety and replace it with a new Article II-Part A, General Regulations-All Zones, Section 18-In Home Occupation Ordinance. The amended text reads:

Section 18 In-home Occupation Ordinance

- A. In-home occupation uses, as defined herein, are permitted in the Residential and Business zones.
- B. Purpose:
The purpose of this ordinance is to:
 - 1. Ensure the compatibility of in-home occupations with other permitted uses.
 - 2. Maintain and preserve the character of the residential neighborhood.
 - 3. Protect residential areas from adverse impacts of activities associated with in-home occupations.
 - 4. Establish criteria for in-home occupations.
- C. Definitions:
In-home occupation means:
 - 1. An occupation conducted within the dwelling unit. It is clearly a secondary use of the property which does not adversely affect the residential character of the neighborhood. It is in compliance with the criteria established for an in-home occupation; and

2. In-home occupations do not include garage sales and yard sales or home parties which are held for the purpose of the sale of distribution of goods or services.

D. Permit Procedures:

Application:

Application for an in-home occupation permit shall be made to the Building Department on a form provided by the Building Department and shall be accompanied by a fee as determined by the Board of Selectmen. In-home occupations complying with the criteria established in Paragraph E, shall be considered minor in character and shall receive an in-home occupation permit.

Time Limit:

All in-home occupation permits shall be issued annually.

Inspection:

In-home occupation applicants shall permit a reasonable inspection of the premises by the Building Department to determine compliance with this ordinance and building/safety codes.

Renewal:

In-home occupation permits shall be renewed each year provided there has not been any violation. Requests for renewals shall be submitted to the Building Department accompanied by the renewal fee prior to expiration of the permit.

Non-transferable:

In-home occupation permits are intended for use by the current resident/owner or tenants with the owner's permission and shall not be transferred from person to person or address to address.

Voiding of Permit:

The Building Department may void any in-home occupation permit for noncompliance with the criteria set forth.

E. Criteria for In-home Occupations:

1. A permit for an in-home occupation may be granted by the Building Department to allow an owner-resident to conduct a home business in her/his dwelling. Such home business shall be limited to the following professions or trades:

a. Lawyer, doctor, clergyman, real estate agent, insurance agent, or similar recognized profession or business

b. Artist, artisan or craftsman

c. Tradesman or repairman

2. The use shall be conducted entirely within existing structures and the total space shall not exceed a maximum of twenty-five percent (25%) of the gross floor area of all existing structures.
3. The in-home occupation shall be clearly incidental and secondary to the residential use, and shall not change the residential character of the neighborhood.
4. Not more than one person not residing in the dwelling unit will be employed on the premises at the same time;
5. Multiple in-home occupations are permitted on a residential property, provided that the cumulative impact on the surrounding neighborhood is no greater than the maximum usage of a single in-home occupation.
6. No in-home occupation or any storage of goods, materials, products, equipment, or supplies connected with the in-home occupation shall be allowed outside of a building.
7. There shall be no display of products visible, in any manner, from the outside of any building.
8. There shall be no change in the outside appearance of the dwelling or premises or any visible evidence of the conduct of an in-home occupation.
9. Not more than one sign or other advertising device will be displayed on the property, and it will not exceed three square feet in surface area.
10. The use shall allow for one additional car for an employee and one additional car for clients and customers.
11. Sufficient off-street parking will be provided for employees, clients, and customers.
12. No equipment or process shall be used within an in-home occupation which creates noise, vibration, glare, fumes, or odor detectable off the property.
13. No equipment or process shall be used which creates visual or audible electrical interference in any radio or television receiver off the premises or cause fluctuations in line voltage off the premises.

F. Special Exception Required in Certain Cases:

Any business not meeting the criteria of an in-home occupation shall not be permitted and a special exception will be required to have that use.

You are invited to attend or you may submit written comments prior to this meeting. If you require personal assistance for audio, visual or other special aid, please contact our office at least 24 hours prior to this meeting. If this meeting is cancelled due to inclement weather, it will be held on Wednesday, January 8, 2014 as per above.