

Background Information for the Zoning Amendment Articles [A, B, and C] at the Landaff Town Meeting of March 9, 2021

[Note: The Town Clerk will give all of these articles new numbers when the complete Town Meeting Warrant is finalized.]

Introduction:

All of these articles were proposed at either the 1993 Town Meeting [Article A] or the 1996 Town Meeting; both were voted on by paper ballots. A review of available documents in Town Hall failed to locate the results of the balloting. While some of these proposed amendments were included in different printed versions of the Zoning Ordinance, in order to legally authorize these amendments, the Planning Board is putting them on the Town Meeting Warrant for 2021. If approved, a new and updated version of the Zoning Ordinance will be prepared, with a copy posted on the Town Website. The proposed amendments below follow the language of the earlier proposals, with some changes made to comply with current State Codes and Regulations. Below please find some comments and explanations about these proposed articles

Regarding Article A: This Article will accomplish these important goals:

- ✓ Part A of the Article, which moves Manufactured Housing from a Special Exception use to a Permitted Use will bring the Ordinance language for Manufactured Housing into compliance with the requirements of State RSA 674:32. With this change, the current language regarding Manufactured Housing as a Special Exception Use needs to be deleted as outlined in Part B of the Article.
- ✓ Part C.i of the Article, which deletes the outlined language in the Section 901, Definition [addressing foundations] is appropriate since State codes require all newly installed manufactured houses to be placed on a permanent pad.
- ✓ Part C.ii of the Article is proposed since the existing language of Section 902, Purpose is somewhat outdated due to new State Statutes on manufactured housing, and the proposed revisions cleans this

section up to be better aligned with the Statues.

- ✓ Part C.iii of the Article makes it clear that Manufactured Housing is a permitted use, provided that any proposed home meets all applicable local and State Ordinances, Codes, and Regulations.
- ✓ Part C.iv of the Article, which moves the existing language of Section 903(b) regarding the prohibition of mobile home parks to a new Section 905, Restricted Use, clarifies that these types of parks are not allowed in the Town.
- ✓ Part C.v of the Article requires that manufactured housing units need to comply with the current HUD standards. This ensures that the units meet all life safety, fire, and energy codes. And it allows for much older units to be replaced with newer units.

Regarding Article B:

The use of biosolids on land is a recognized method activity that provides nutrients to the soil, thus enhancing agricultural production. The referenced Manual, prepared by the Extension Service, describes the testing and permitting necessary to transport and apply these biosolids. This is a very regulated activity, with both State and Federal standards. Supporting agricultural activities, through the Special Exception review process, can benefit landowners, and help maintain farm-based land uses, in the community. The UNH Extension Service has lots of good information about biosolids on their website. Here is a link that you can use to read more:

<https://extension.unh.edu/resource/resources-land-application-biosolids>

Regarding Article C:

Establishing building setbacks from these surface waters is an excellent way to help protect water quality, wildlife, and the scenic nature of the Town. Given the community's interest in protecting our natural resources, this is a very appropriate amendment to adopt at this time.

**Proposed Amendments to the Landaff Zoning Ordinance
Town Meeting of March 9, 2021**

The following articles (A, B, & C) are presented, and recommended, by, the Planning Board, as Amendments to the Landaff Zoning Ordinance. Voting is by paper ballot with no discussion at the Town Meeting.

Article A

To see if the Town will vote to amend the Landaff Zoning Ordinance as follows:

- A. Amend Article 6, Future Uses, Section 601 by adding the following permitted use:
Manufactured housing as provided in Article 9 of the Ordinance.
- B. Amend Section 602 by deleting the following Special Exception:
Manufactured housing as provided in Article 9 of the Ordinance.
- C. Amend Article 9, Manufactured Housing as follows:
 - i. Delete the phrase, *“with or without a permanent foundation”* from Section 901, Definition.
 - ii. Amend **Section 902, Purpose** by deleting the language shown with strike-through lines, and modifying it to read as follows: ~~*A major purpose of this Article is to protect the value of property, to provide safe and healthful living conditions for all the inhabitants of the Town of Landaff. and to facilitate the adequate and economical provisions of schools and other public requirements. A manufactured home is of proven value in fulfilling a given need under given conditions, and yet its very mobility makes it difficult to provide and plan for the protection of property values, for the provision of public facilities, and for the protection of the municipality against sharp and sudden fluctuations in the demands upon its public services.*~~
 - iii. Amend Section 903(a) [which refers to Manufactured housing as a Special Exception Use], by deleting the existing language of and replacing it with the following language: **Manufactured housing is allowed on individual lots in all residential districts in the Town of Landaff provided the lots meet all requirements for single family dwellings, and the manufactured home is constructed and installed in conformance with all State Codes and Regulations.**
 - iv. Amend Section 903 Permitted uses by moving paragraph the existing section 903(b), to a new Section 905, Restricted Use, so it reads as follows:
Section 905. Restricted Use: Manufactured home parks and trailer coach parks shall not be allowed.
 - v. Create a new section 903(b) to read as follows:

All manufactured housing units installed on undeveloped or unoccupied lots must meet the most recent specifications and standards established by the United States Department of Housing and Urban Development. An existing unit that fails to meet the applicable HUD standards may be replaced with a newer unit that also fails to meet these standards upon submission to the Zoning Board of Adjustment for, and approval of, a Special Exception.

Recommended by the Planning Board. Vote by Ballot

Article B

To see if the Town will vote to amend the Landaff Zoning Ordinance as follows:

1. Amend Article 3, Definitions, by adding the following:
Biosolids: Solid or semi-solid residue generated during the treatment of domestic sewage in a municipal treatment plant.
2. Amend Article 6, Future Uses, Section 602 by adding the following Special Exception use:
Land application of biosolids, provided it meets the standards in the publication "Manual of Best Management Practices for Land Application of Biosolids", published by the UNH Extension Services, as amended.

Recommended by the Planning Board. Vote by Ballot

Article C

To see if the Town will vote to amend the Landaff Zoning Ordinance as follows:

1. Amend Article 10, Wetlands Conservation District, by adding a new section as follows:
Section 1005: Building Setbacks for surface waters. All buildings shall be setback a minimum of 50 feet from the normal high water mark of the following surface waters: Chandler Pond; Ammonoosuc River; Wild Ammonoosuc River; and, Mill Brook [from Chandler Pond to the Ammonoosuc River].

Recommended by the Planning Board. Vote by Ballot