

**ABSENTEE
OFFICIAL BALLOT
ANNUAL TOWN ELECTION
ZONING BALLOT
HOLLIS, NEW HAMPSHIRE
MARCH 14, 2023**

BALLOT 1 OF 2

Lisa J. Claine
TOWN CLERK

INSTRUCTIONS TO VOTERS

A. TO VOTE, completely fill in the OVAL to the RIGHT of your choice(s) like this: ●

2023 ZONING AMENDMENTS PROPOSED BY THE PLANNING BOARD

AMENDMENT (1) ARE YOU IN FAVOR OF ADOPTION OF AMENDMENT (1) AS PROPOSED BY THE PLANNING BOARD (FOR THE TOWN OF HOLLIS ZONING ORDINANCE AS FOLLOWS:

Amend Zoning Ordinance as follows: ~~Delete the following Section XI, Overlay Zoning Districts, C. Wetland Conservation Overlay Zone, Article 5. Drainage: a. There shall be no net increase in peak flow or overall volume of stormwater runoff in the WCO Zone as a result of any development. b. Calculations shall be based on 2, 5 and 25-year storm events in accordance with NRCS Technical Release 55 or Technical Release 20, or other calculation methods as approved by the Planning Staff. C. Drainage design shall be in accordance with the Town of Hollis Subdivision and Site Plan regulations. Amend Article 7 Special Exception in the Wetlands Conservation Overlay Zone, b(i) hydrological calculations based on drainage requirements in accordance with the Hollis Subdivision Regulations, Section XI.C.4.b. of this Ordinance. Delete Section XV Hollis Rural Character Ordinance, F. Design Standards, 6. Erosion Control, paragraph a. ~~Restrict the post-development runoff rate and volume to match the pre-development rate or volume for each offsite flow area based upon a ten-year rainfall event. The first 1/2 inch of runoff from all impervious areas is to be retained on site. Treated runoff should infiltrate into the ground in an amount approximately equaling pre-development runoff conditions. Roof runoff is considered "treated" for the purposes of infiltration. If, after a recommendation by the Town Engineer, the Planning Board makes the determination that strict adherence to the above rate and volume regulations may cause more environmental harm than good, then offsite rates and/or volumes may be increased above pre-development conditions by as much as 25%. However, drainage in wetland conservation overlay (WCO) zones must adhere to the standards provided in Section XI.C.4 of the Hollis Zoning Ordinance, which requires that there be no net increase in peak flow or overall volume of stormwater runoff in the WCO zone as a result of any development. At no time shall offsite flow increases be allowed onto an objecting abutter's property.~~~~

YES
NO

AMENDMENT (2) ARE YOU IN FAVOR OF ADOPTION OF AMENDMENT (2) AS PROPOSED BY THE PLANNING BOARD FOR THE TOWN OF HOLLIS ZONING ORDINANCE AS FOLLOWS:

Amend Section XI Overlay Zoning Districts, C. Wetland Conservation Overlay Zone, 3. Jurisdiction, c. Existing Lots: as follows - This ordinance shall not prohibit the construction of principal and accessory structures on an ~~unimproved~~ a lot or the expansion of a legally pre-existing use on a lot that legally existed before March 11, 1997. However, such construction or expansion will only be permitted upon determination by Planning Staff (or Planning Board per staff recommendation) that..."

YES
NO

AMENDMENT (3) ARE YOU IN FAVOR OF ADOPTION OF AMENDMENT (3) AS PROPOSED BY THE PLANNING BOARD FOR THE TOWN OF HOLLIS ZONING ORDINANCE AS FOLLOWS:

~~Delete~~ Section XXI Housing for Older Persons ordinance in its entirety. Amend VIII, Definitions, by deleting the term Housing for Older Persons & amend the definition of Subdivision by deleting the last sentence that references Housing for Older Persons. Amend Section X Zoning Districts, A. (A&B) 2a.; E. Mobile Home-2 Zone, 1.7; G. R&A, 1.f.; and I. Town Center, 1.f.; b by deleting all reference to Housing for Older Persons as a permitted use. Amend Section IX, General Provisions, I. Height Regulations, 4. Building Permits by deleting from the last sentence referencing Older Persons and Section O. Determination of Density for Condominium Developments by deleting "Housing for Older Persons development or any other type" from the second sentence.

YES
NO

AMENDMENT (4) ARE YOU IN FAVOR OF ADOPTION OF AMENDMENT (4) AS PROPOSED BY THE PLANNING BOARD FOR THE TOWN OF HOLLIS ZONING ORDINANCE AS FOLLOWS:

Amend Section X: Zoning Districts, H. Rural Lands Zone, 5. Area Height Regulations For Permitted Uses, as follows: c. Minimum Front Yard Depth: 100 feet ~~50 feet (100 feet on Scenic Roads).~~ **(Note: A Home or structure in existence as of March 14, 2023 shall be able to expand provided that, at a minimum, a 50 foot Front Yard Depth is adhered to.**

Neutral
Y/N
YES
NO

AMENDMENT (5) ARE YOU IN FAVOR OF ADOPTION OF AMENDMENT (5) AS PROPOSED BY THE PLANNING BOARD FOR THE TOWN OF HOLLIS ZONING ORDINANCE AS FOLLOWS:

Amend Section XIV Sign Ordinance to adhere to US Supreme Court ruling requiring content neutral regulations, the language on a sign cannot be regulated. Changes are proposed to Sections: B. Definitions, C. Administration, H. Prohibited Signs, I. Event Specific Signs, Real Estate Signs, J. Illumination Standards, L. Exemptions, M. Residential and Subdivision Signs, N. Agriculture Signs, and P. Business and Industrial Signs.

YES
NO

TURN BALLOT OVER AND CONTINUE VOTING

2023 ZONING AMENDMENTS SUBMITTED BY CITIZEN PETITION

AMENDMENT (6) ARE YOU IN FAVOR OF ADOPTION OF AMENDMENT NO (6) AS PROPOSED BY PETITION OF THE TOWN'S RESIDENTS FOR THE TOWN OF HOLLIS ZONING ORDINANCE AS FOLLOWS?

Amend Section XV: Hollis Rural Character Preservation Ordinance of the Town of Hollis Zoning Ordinance by deleting the words shown in strike through and adding the words underlined in the sections below as follows:?

[This amendment is intended to require that dead end roads are terminated with a cul-de-sac, to provide design standards and to limit the Planning Board's authority to grant waivers.]

B. APPLICABILITY: This ordinance applies to the entire area of the Town of Hollis and to every zoning district therein as an overlay district. The provisions of this ordinance do not alter the list of permissible uses ~~or the dimensional requirements~~ of any district in any way, but address the manner in which development occurs and its placement on the landscape. All subdivision plans and site plans for commercial, industrial or residential uses are required to comply with the provisions of this section. The Planning Board is empowered to modify or waive the requirements of ~~this section~~ item F.1. of this section as described in Section E below. The Planning Board is also empowered to adopt regulations to implement the intent of purposes of this ordinance.

C. OBJECTIVE: To preserve and maintain Hollis' scenic vistas and rural character, particularly as seen from Public Roads, and maintain woodlands and open spaces through the use of visually unobtrusive and environmentally sound development, while permitting the landowner to exercise his/her property rights ~~in a manner that does not affect the density of development.~~

Means: This ordinance shall provide a mechanism for the Planning Board to reasonably regulate the design, placement and buffering or screening of buildings, other structures, roads and driveways in the process of subdivision and site plan application review, in such a way as to best preserve the rural and scenic qualities of Hollis' landscape, in order to:

...
4. Provide for safe, visually appealing road terminations.

D. DEFINITIONS

...
9. CUL-DE-SAC: A cul-de-sac is a circular turnaround for dead end roadways with an unpaved center.

10. HAMMERHEAD: A means of providing termination to non-residential dead end roadways in order to allow vehicles to turn around. The term hammerhead includes road terminations with one or more spurs.

E. WAIVERS

The Planning Board is expressly empowered to modify or waive any requirement of item F.1 of this Rural Character Preservation Ordinance when requested in writing...

F. DESIGN STANDARDS:

It is the intent of this ordinance to complement the Hollis zoning ordinance and subdivision and site plan regulations. This ordinance protects the scenic landscape of Hollis through standards governing the placement and buffering or screening of structures and other man-made features on the landscape.

1. Standards for vegetative buffering and screening of building sites and cleared areas

...
4. Road and Driveway Placement Design Standards

...
d. Use cul-de-sacs, loop streets, and common driveways to reduce the amount of impermeable surfaces, without sacrificing legitimate safety and road maintenance concerns. Hammerheads are not permitted as road termination for residential developments. This does not preclude the use of hammerheads for private driveways which serve one single family residence.

e. Reduce roadway width to a minimum of 22ft when such design minimizes the amount of necessary earthwork and does not compromise safety concerns.

f. Stabilize and restore cuts and fills on slopes by using plantings and other measures approved by Town staff.

g. The maximum length of a dead-end road must be no greater than fifteen hundred linear feet (1,500) as measured from the right-of-way of an adjoining, through street to the top of the radius point of the cul-de-sac. The maximum length shall be measured along the center line of the proposed road to the furthest point on the street(s), including cascading cul-de-sacs. Cul-de-sacs shall only be extended if the street connects with a planned or existing through street. Roads must be provided with a cul-de-sac at the closed end. The cul-de-sac must meet the following minimum dimension:

1. Right-of-way radius (center to outside edge) 150-foot radius

2. Pavement radius (center to outside edge) 135-foot radius

YES

NO

The Hollis Planning Board voted 7 – 0 Not to approve this petition.

GO TO NEXT BALLOT AND CONTINUE VOTING

**ABSENTEE
OFFICIAL BALLOT
ANNUAL TOWN ELECTION
ZONING BALLOT
HOLLIS, NEW HAMPSHIRE
MARCH 14, 2023**

BALLOT 2 OF 2

Lucia J. Clave
TOWN CLERK

INSTRUCTIONS TO VOTERS

TO VOTE, completely fill in the OVAL to the RIGHT of your choice(s) like this:

2023 ZONING AMENDMENTS SUBMITTED BY CITIZEN PETITION CONTINUED

AMENDMENT (7) ARE YOU IN FAVOR OF ADOPTION OF AMENDMENT NO(7) AS PROPOSED BY PETITION OF THE TOWN'S RESIDENTS FOR THE TOWN OF HOLLIS ZONING ORDINANCE AS FOLLOWS?

Delete Section XXI: HOUSING FOR OLDER PERSONS in its entirety and in sections VIII, IX and X, delete the words shown struck through and add the words shown underlined as below.

[This amendment is intended to remove the Housing for Older Persons section of the ordinance as well as references to Housing for Older Persons development in other sections.]

SECTION VIII: DEFINITIONS

...
HOUSING FOR OLDER PERSONS: ~~The occupancy of units within a development specifically designed for older persons and their families. The age of the occupants of the project will be regulated by private covenants in a manner that will insure that it complies with the federal and state laws relating to Housing for Older Persons as that term is defined in RSA 354 A:15 as well as any federal counterpart of that statute as they may be amended.~~

...
SUBDIVISION: The division of a lot, tract, or parcel of land into two or more lots, plats, sites, or other divisions of land for the purpose, whether immediate or future, of sale, rent, lease, transfer, condominium conveyance, or building development. It includes a re-subdivision and, when appropriate to the context, relates to the process of subdividing or to the land or territory subdivided. The division of a parcel of land held in common and subsequently divided into parts among the several owners must be deemed a subdivision. The division of land for the purpose of developing ~~Housing for Older Persons or other development types~~ of more than one dwelling unit on a single lot must be deemed a subdivision.

SECTION IX: GENERAL PROVISIONS

...
I. HEIGHT REGULATIONS:

...
4. BUILDING PERMITS: A single building permit shall be issued for each structure, irrespective of the number of attached dwelling units within each structure. The Planning Board shall determine whether or not the dwelling units have been attached in accordance with the requirements of the site plan regulations and the zoning ordinance for housing for older persons.

...
J. NUMBER OF RESIDENTIAL UNITS WHICH MAY BE CONSTRUCTED ON A LOT

...
One single family dwelling unit, or one 2 family dwelling unit, as the case may be, may be constructed on a single lot, except under the provisions of the accessory dwelling units, ~~elderly/disabled housing,~~ and condominium sections of this Ordinance, where the number of dwelling units which may be permitted on a lot is determined by a Special Exception granted by the Board of Adjustment and/or approval by the Planning Board under its Site Plan Review Regulations, as required.

...
O. DETERMINATION OF DENSITY FOR CONDOMINIUM DEVELOPMENTS.

The number of permissible dwelling units in a condominium subdivision shall be the same as that which would be applicable for a conventional subdivision of the contemplated housing type. Similarly, any buildings proposed to be built as part of a ~~Housing for Older Persons development or any other type~~ condominium development shall be required to demonstrate compliance with the Building Area requirements set forth herein. It is required that each building must have an exclusive non-overlapping building area in order to demonstrate compliance.

...
SECTION X: ZONING DISTRICTS

A. AGRICULTURAL AND BUSINESS ZONE (A&B)

...
2. OTHER RELATED PERMITTED USES IN THE AGRICULTURAL AND BUSINESS ZONE:
ITEM DELETED
a. ~~Housing for older persons, subject to the procedures in Section IX.L.~~

...
E. MOBILE HOME-2 ZONE (MH-2)

...
1. PERMITTED USES IN THE MOBILE HOME-2 ZONE:
...
f. ~~Housing for older persons, subject to the procedures in Section XXI~~ Item deleted

Amendment 7 Continues on next ballot

TURN BALLOT OVER AND CONTINUE VOTING

2023 ZONING AMENDMENTS SUBMITTED BY CITIZEN PETITION CONTINUED

Amendment 7 Continued

G. RESIDENTIAL AND AGRICULTURAL DISTRICT (R & A)

...
1. PERMITTED USES IN THE RESIDENTIAL AND AGRICULTURAL DISTRICT:

...
f. ~~Housing for Older Persons, subject to the procedures in Section IXI. Item deleted~~

...
I. TOWN CENTER (TC)

...
1. PERMITTED USES IN THE TOWN CENTER:

...
f. ~~Housing for older persons subject to the procedures in Section XXI. Item deleted~~

YES

NO

The Hollis Planning Board voted 7 – 0 Not to approve this petition.

SAMPLE

YOU HAVE NOW COMPLETED VOTING THIS BALLOT