

Town of Hillsborough Zoning Ordinance

As Amended March 10, 2026

Planning Board Established – 1958

Zoning Ordinance Adopted February 2, 1976

CHAPTER 229 ZONING

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CHAPTER 229 ZONING

[HISTORY: Adopted by the Annual Town Meeting of the Town of Hillsborough during codification. *Editor's Note: See § 229-3 of this chapter.* Amendments noted where applicable.]

GENERAL REFERENCES

Loon Pond—See Ch. 160.

Site plan review—See Ch. 185.

Subdivision of land—See Ch. 201.

ARTICLE I. Title; Authority; Purpose; Scope

§ 229-1. Title

This chapter shall be known and shall be cited as the "Zoning Ordinance of the Town of Hillsborough, New Hampshire."

§ 229-2. Authority

This chapter is enacted pursuant to the Planning and Zoning Enabling Legislation of the State of New Hampshire, which is embodied in New Hampshire Revised Statutes Annotated, Title LXIV, Chapters 672-677, as amended.

§ 229-3. Legislative History

The Town of Hillsborough first enacted zoning on March 2, 1976, in the form of the "Town Plan of Hillsborough, New Hampshire." The zoning regulations enacted in 1976 were amended over the years, and the ordinance was re-codified in November 1988 as part of the general re-codification of Town ordinances. The re-codified zoning ordinance was enacted on March 14, 1989.

§ 229-4. Purpose

This chapter is enacted for the purpose of promoting the health, safety and general welfare of the community. The regulations herein give consideration to the character and suitability for particular uses of area in the Town of Hillsborough, the conservation of the value of buildings and the encouragement of the most appropriate use of land throughout the Town of Hillsborough. The chapter is designed to:

- A. Lessen congestion in the streets.
- B. Secure safety from fire, panic and other dangers.
- C. Promote health and the general welfare.
- D. Promote adequate light and air.

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- E. Prevent the overcrowding of land.
- F. Avoid undue concentration of population.
- G. Facilitate adequate provision of transportation, solid waste, water, sewerage, school and recreation facilities.
- H. Assure proper use of natural resources and other public requirements.

§ 229-5. Scope

No land in the Town of Hillsborough shall hereafter be used for building, development or otherwise and no structure shall be erected, enlarged, materially altered or moved, except in conformance with this chapter.

ARTICLE II General Provisions

§ 229-6. Definitions and Word Usage

- A. For the purposes of this chapter, the word "shall" indicate a mandatory application, and the word "may" indicates a permissive application; the present tense includes the future; the singular includes the plural, and the plural includes the singular; the word "used" includes the words "designed," "arranged" or "intended to be used"; and the word "person" includes an individual, partnership, firm, association, corporation, proprietorship or organization.
- B. Subject to the foregoing rules of construction, the following definitions apply to this chapter:

ABUTTER -- Shall have the same meaning as defined in RSA 672:3.

ACCESSORY BUILDINGS--Additional buildings on a plot, apart from the primary dwelling or structure, for storing cars, boats, tools or other specialized purposes.

ACCESSORY DWELLING UNIT [Amended ATM 3/10/26 Arts 2,]- is a residential living unit that is located on a lot containing a single-family dwelling that provides independent living facilities for one or more persons including provisions for sleeping, eating, cooking and sanitation on the same parcel of land as the principal dwelling unit it accompanies. Accessory dwelling units may be constructed at the same time as the principal dwelling unit.

1. Attached Accessory Dwelling Unit- a unit that is within or physically connected to the principal dwelling unit or completely contained within a preexisting detached structure.

2. A Detached Accessory Dwelling Unit is a unit that is neither within nor physically connected to the principal dwelling unit.

ACCESSORY USE--A subordinate use of a premises which customarily is accepted as a reasonable corollary to the principal use thereof.

AGRICULTURE--Shall be defined as in RSA 21:34-a II [Added ATM 3-15-2017 ART.1]

AGRITOURISM—shall be defined as stated in RSA 21:34-a

ANIMAL SHELTER -- Any premises used as a refuge established for the temporary care and holding of animals.

APARTMENT--A single structure incorporating more than two dwelling units. This shall be interpreted to include condominiums, townhouses, garden apartments and the like.

ARTISTS' STUDIOS--Spaces used by artists and artisans such as photographers, painters, sculptors, woodworkers, potters, weavers, or jewelers, for the creation of their products or the teaching of their skills. Artists' studios may also contain a small area devoted to the display and sale of the products produced.

AUCTION HOUSE-Buildings principally used for the sale of new and/or used goods by means of a request or invitation for bids by a licensed Auctioneer and related inside storage. "Goods" shall exclude livestock. Goods shall also exclude vehicles and/or machinery, except as incidental to an estate or foreclosure sale.

BAR--An establishment where the sale and consumption of alcoholic beverages are the primary activities.

BED-AND-BREAKFAST--A transient lodging facility, which is also the owner's personal residence, which contains not more than six (6) sleeping rooms for rental accommodations to visitors. In such a facility, the only scheduled meal served to guests is breakfast. Each sleeping room may contain a bathroom but shall not contain individual kitchen facilities. Sleeping rooms shall not be located in an accessory structure.

BOARDING KENNEL-- Any premises where four or more dogs which are five months old or older are kept temporarily, commercially, excluding pet grooming shops and veterinary clinics. Boarding of animals is permitted.

BOATHOUSE--A structure designed solely for the protection and storage of watercraft and accessories.

BUFFER--An area along a public road or property boundary which is left in its natural state and/or landscaped so as to limit the visibility of the development from the road or adjacent properties.

BUILDING AND SERVICE TRADE-- Shall include, but not be limited to, such building and service trades as carpenter, plumber, electrician, mason, and such similar trades where the tradesman performs his /her skill or works away from his/her home or business location and usually at the customer's site or property. No heavy equipment or outside storage of supplies, material, or equipment is to be permitted in connection of this use.

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BUILDING ENVELOPE--The area in which buildings will be built and shall include the area necessary for the installation of the septic system as well as the area required for a replacement septic system.

BUILDING--A structure built for the support, shelter, or enclosure of persons, animals, or movable property of any kind.

CAMP, RECREATIONAL--A parcel of land, including buildings and other structures, dedicated to seasonal recreation, which may include temporary overnight accommodations for those attending camp activities.

CAMPGROUND-- A parcel of land with one or more specific sites, with or without water, electricity, and sewage hookups, that has provision for the pitching of a tent or the parking of any recreational vehicle or trailer for use as sleeping quarters on a temporary and transient basis.

CEMETERY--Property used for interring the dead.

CERTIFICATE OF APPROVAL-HISTORIC DISTRICT—Issuing approval for Building Permits shall be in accordance with RSA 676:8-676:9.

CHAPEL--A chapel is a house of worship smaller than and subordinate to a church. [Added 3-14-2006 ATM by Art. 5]

CLINIC-- A building or portion thereof used by members of the medical profession for the diagnosis and outpatient treatment of human ailments. This definition includes freestanding birthing centers.

CLUBS/LODGES-- A building or use catering exclusively to club members and their guests for recreational and/or social purposes and not operated primarily for profit.

CLUSTER DEVELOPMENT-- A form of residential development that permits housing units to be grouped on sites or lots with dimensions, frontages, and setbacks less than the minimum requirements, with the goal being an increased dwelling density on some portions of the parcel and other portions being preserved as open space.

COMMERCIAL HYDROPONICS FACILITY-A commercial facility that houses the cultivation of plants by placing the roots in liquid nutrient solutions rather than in soil. This definition will not limit the use of hydroponics conducted on a farm or agricultural operation as defined in RSA 21:34-a II [ADDED ATM 3/28/23 Article 9]

COMMERCIAL STORAGE FACILITY-- A fully enclosed commercial structure within which personal property, materials and equipment of a generally non-hazardous nature are sheltered for payment. Such a structure may include separate leased storage spaces. Retail or wholesale sales are prohibited from such a structure.

COMMERCIAL USE-- A commercial use is one which is undertaken for a business purpose, rather than hobby, recreational, educational, or other purposes. Such uses are usually attributed to a for-profit entity, rather than an individual, university or other educational institutions, or

non-profit organizations (such as public libraries, charities, and other organizations created for the promotion of social welfare).

COMMON OPEN SPACE-- Undeveloped land within or adjacent to a cluster development which is designed and intended for the common use or enjoyment of the residents of the development, and in some cases the public. Roadways and driveways may cross common open space areas but are not included in the calculation of the acreage of the common open space.

COMMUNITY CENTER-- A building used by nonprofit and public agencies for community-wide programs for which no charge or a very small charge is required. These programs are open to all members of the community.

CONSTRUCTION SERVICES- Any of the activities commonly referred to as construction and shall include without limiting thereby, building, plumbing, heating, roofing, interior remodeling, and /or excavation as defined in RSA 155-E [ADDED ATM 3/28/23 Article 2]

CONTRACTOR'S STORAGE YARD: An area of outdoor open storage for materials used for construction and for construction equipment. The materials and equipment are typically employed in the course of the contractor's business or may be available for sale or rent. [ADDED ATM 3/28/23 Article 3]

CONVENIENCE STORE -- A small-scale retail establishment that primarily sells food, beverages, fuel, newspapers and magazines in a limited supply to customers. Convenience stores are characterized by high individual use, small number of items purchased and very short shopping time per customer. Examples: 7-Eleven, Cumberland Farms.

COVERAGE--The aggregate cross-sectional area of all buildings on the lot, including accessory buildings.

CREMATORY-- A facility containing furnaces for the reduction of dead bodies, either animal or human, to ashes by fire.

DAY CARE FACILITY, ADULT-- A structure or portion of a structure (residential home or Commercial building) used for less than 24 hours per day on a regular or continuous basis to care for elderly and/or functionally impaired adults requiring care, maintenance, and supervision by someone other than a relative or legal guardian, which has been licensed or registered by a state licensing agency. Clients shall be ambulatory or semi-ambulatory and shall not be bedridden.”

DAY CARE FACILITY, CHILD OR FAMILY-- A structure or portion of a structure used for less than 24 hours per day on a regular or continuous basis, used for the protection, care and supervision of children under sixteen (16) years of age by someone other than a relative or legal guardian, which has been licensed or registered by a state licensing agency.”

DAY CARE FACILITY, DOG--A controlled and monitored environment in a structure or portion of a structure used for less than 24 hours per day on a regular or continuous basis for a group of 5-10 dogs to interact and play in an enclosed building or yard.

DENSITY--The number of dwelling units or the number of individual lots for single-family homes which may be built upon a unit area of land. Density is calculated based on the zoning district in which the parcel is located, as well as the physical characteristics of the land which would preclude in total or in part the development of the parcel.

DRIVE-THROUGH FACILITY-- a structure or portion of a structure, which is designed to permit customers to receive products or services directly from a motor vehicle.

DRIVEWAY-- An area located on a lot, tract or parcel of land and built for direct access to a garage or off-street parking space, serving not more than two lots.

DRY CLEANER-A business operation that engages in the cleaning of clothing or fabrics or other such material that may be cleaned with chemical solvents using little or no water.

DWELLING UNIT--One or more rooms arranged for the use of one or more persons living together as a single housekeeping unit, and having cooking, living, sanitary and sleeping facilities, but not including hotel, motel, tourist cabin (camp), lodging house, institutional home, residential club units or other similar commercial accommodations offered for occupancy.

- a) Dwelling, Single A single building, situated on a single lot, having one dwelling unit.
- b) Dwelling, Two Unit: (including duplex) A single building situated on a single lot having two dwelling units which are either attached side-by-side, through the use of a common party wall, or stacked with one dwelling unit over the other.
- c) Dwelling, 3 and 4 Unit: Any building or structure located on a single lot containing three or four dwelling units.
- d) Dwelling, More Than 4 Units- Any building or structure located on a single lot containing more than four dwelling units.

DWELLING--A building used for living quarters, but not including mobile homes, trailers of any kind, hotels, motels, lodging houses, institutional homes, residential clubs, tourist camps, cabins, or other commercial accommodations offered for occupancy.

EASEMENT-- A right of use over the property of another

ELECTRICAL VEHICLE CHARGING STATION- Shall be as defined and regulated in RSA 236:132-134 [Added ATM 3-8-22 Art. 3]

ENTERTAINMENT ESTABLISHMENT--Any establishment (indoors or outdoors) where entertainment, either passive or active, is provided for the pleasure of the patrons, either independent or in conjunction with any other use. Such entertainment includes but is not limited to vocal and instrumental music, dancing, karaoke, comedy, and acting. This does not include any of the uses defined in Article XI Sexually Oriented Businesses. [ADDED ATM 3/28/23 Article 4]

ENTERTAINMENT LIVE-A musical, theatrical, dance, cabaret, or comedy act performed by one or more persons. Live Entertainment does not include any of the uses defined in Article XI Sexually Oriented Businesses. [ADDED ATM 3/28/23 Article 5]

EVENT VENUE-A commercial site that accommodates the gathering of groups and/or individuals to host recurrent events such as wedding(s), business meeting(s), or any other commercial events. Such events are allowed to be conducted indoors or outdoors within or around the primary and/or accessory buildings or structures on a property. [ADDED ATM 3/28/23 Article 6]

EXEMPT CHANGES OF USE- See section 185-5.1. in the Site Plan Regulations.

FARM -Shall be as defined in RSA 21:34-a I [Added ATM 3-15-2017 ART.1]

FARMERS' MARKET --Shall have the same meaning as defined in RSA 21:34-aV The term "farmers' market" means an event or series of events at which 2 or more vendors of agricultural commodities gather for purposes of offering for sale such commodities to the public. Commodities offered for sale must include, but are not limited to, products of agriculture, as defined in paragraphs I-IV. "Farmers' market" shall not include any event held upon any premises owned, leased, or otherwise controlled by any individual vendor selling therein.

FLEA MARKET-- An outdoor sale at which new or secondhand articles are sold.[Amended by the ATM 3-12-1991 by Art. 2]

FRONTAGE-That side of a lot abutting on a Class V Road, State maintained highway or a private road ordinarily regarded as the front of the lot. In the event of a lot abutting more than one street, the longest side shall not be less than the minimum frontage requirements of the Zoning Ordinance. For a corner lot, half of the curve of the radius may be included in frontage.

FUNERAL HOME-- A building used for preparation of the deceased for burial, for display of the deceased and for ceremonies connected therewith before burial or cremation. A Funeral Home may contain a crematory as an accessory use only in a district in which a crematory is either a permitted use or a use permitted only by special exception.

GARDEN/FARM SUPPLY or NURSERY-- A retail business or commercial activity concerned with the sale of tools, small equipment, plants (grown either on or off site) and related goods used in gardening or farming.

GRADE-- For buildings adjoining one street only, the elevation of the sidewalk at the center of that wall adjoining the street or, if no sidewalk, then the average level of the ground adjacent to that wall adjoining the street; for buildings having no wall adjoining the street, the average level of the ground adjacent to the exterior walls of the building. All walls approximately parallel to and not more than 50 feet from a street line are to be considered as adjoining the street.

HEIGHT--The vertical distance from the grade elevation to the highest point of the roof.

HOME BUSINESS-- A business operated from one's residence which is allowed by right in accordance with Table 4 Chart of Uses and subject to Change of Use and Site Plan Review by the Planning Board. [Amended 03-08-2016 ATM Art 8]

HOME OCCUPATION-- A business operated from one's residence that is not subject to site plan review regulations and does not require a permit from the Planning Board due to its minimal impact.

HOSPITAL-- A place for the diagnosis and treatment of human ailments that has equipment and facilities for extensive testing and provisions for extended periods of 24-hour care by a full-time certified medical staff.

HOTEL/MOTEL-- A transient lodging facility for rental accommodations to visitors. In such a facility, breakfast and other meals may be served to guests and the general public. Facilities for conferences and meetings may be included in such a facility. Each sleeping room shall contain a bathroom and may contain individual kitchen facilities. Sleeping rooms shall not be located in an accessory structure.

HOUSING FOR OLDER PERSONS also referred to as “Elderly” or “Senior” Housing, -- Shall have the same meaning as defined in RSA 354-A:15

IMPERVIOUS SURFACE Shall be as defined in New Hampshire RSA 483-B: 4. VII-b

INDUSTRY-- An activity primarily concerned with the enclosed manufacturing, processing or warehousing of goods.

INN-- A transient lodging facility which contains not more than ten (10) sleeping rooms for rental accommodations to visitors (in addition to a private residence occupied by the Innkeeper) In such a facility, breakfast and other meals may be served to guests and the general public. Each sleeping room may contain a bathroom but shall not contain individual kitchen facilities. Sleeping rooms may be located in an accessory structure.

JUNK YARD-- The use of any lot or parcel of land, or any part of a lot or parcel of land, for the open or exposed storage, keeping, sale, disposal or abandonment of food, garbage, refuse, old, used, wholly or partially dismantled, useless, broken or damaged articles, machines, machinery, automobiles, motor vehicles of any sort, clothing, furniture, or things of any sort. Such storage, keeping, placing for sale, disposal or abandonment of one or more unused, inoperative or unregistered motor vehicles on any lot or parcel of land, or portion thereof, shall constitute a junk yard. The term “junk yard” as so defined shall not be deemed to include any municipal dump or municipal refuse disposal area.

LANDSCAPING-- The planting of vegetation such as but not limited to grass, groundcovers, flowers, low shrubs, bushes, or trees, and includes the shaping of the ground into berms or embankments. Landscaping includes the erection of fences, decorative walls, stone walls, and other elements designed as visual enhancements and/or visual buffers to a site.

LAUNDROMAT-A facility where patrons wash, dry, or clean clothing or other fabrics in machines owned by the facility and operated by the patron and or facility personnel.

LIGHT INDUSTRY-- An activity primarily concerned with the enclosed manufacturing, processing, or warehousing of goods that causes no traffic congestion, undue noise, vibration, odor or other nuisance outside the enclosed building and poses no hazard to public health or safety. [AMENDED ATM 3/28/23 Article 12]

LIVESTOCK AUCTION- The use of buildings and/or land for the selling of livestock by means of a request or invitation for bids by a licensed Livestock Dealer

LOT, CORNER--A lot situated at the intersection of two streets.

LOT-- A parcel of land occupied or to be occupied by only the principal building and the accessory buildings or uses customarily incidental to the principal building. A lot shall meet the criteria of Section 229-21 Dimensional Standards as well as provide such yards and other open spaces as are herein required. A lot shall have boundaries identical to those recoded at the Registry of Deeds.

MANUFACTURING -The commercial, mechanical, or chemical transformation of materials or substances into new products, including the assembling of component parts, the creation of products, and the blending of materials including but not limited to oils, plastics, and resins.

MANUFACTURED HOME SALES-- The use of any building, land area or other premises for the display and sale of manufactured or mobile homes.

MOBILE HOME or MANUFACTURED HOUSING shall have the same meaning as defined in RSA 674:31

MOBILE HOME PARK OR MANUFACTURED HOUSING PARK-- A parcel of land upon which mobile homes may be placed upon rented spaces.

MOBILE HOME SUBDIVISION OR MANUFACTURED HOUSING SUBDIVISION-- A subdivision occupied exclusively by mobile homes sited on individually owned lots, each of which complies with the minimum lot area and frontage requirement of this chapter.

MODULAR BUILDING – [Added ATM 3-15-2017 ART.2]-[Amended ATM 3-9-21]-A Modular Building shall adhere to the requirements of RSA 205C. Modular Buildings may be used for Commercial, Residential or Accessory uses. Modular Buildings require a Building Permit and must meet all Town Code requirements prior to receiving a Certificate of Occupancy.

MOTOR VEHICLE SALES-- The use of any building, land area or other premises for the display and sale of new or used automobiles, motorcycles, trucks, vans, trailers, farm machinery or recreational vehicles, and including any warranty repair work and other repair service conducted as an accessory use.

MOTOR VEHICLE SERVICE STATION AND REPAIR GARAGE--[Amended ATM 3-10-26 Art. 9] Land or structures used for either or both the sale of petroleum products, motor fuel, oil or other fuel for the propulsion of motor vehicles; the maintenance, cleaning, servicing, repairing or painting of vehicles.

MULTIFAMILY DWELLING--Any building incorporating more than two dwelling units

MUNICIPAL FACILITY-- Any utility, street, sidewalk structure, building or other facility owned and maintained by the Town of Hillsborough.

MUSEUM-- An institution for the acquisition, preservation, study and exhibition of works of artistic, historical or scientific value, which may include the sale of museum pieces, replicas and display-related articles, and food service for visitors, as accessory uses.

NET RESIDENTIAL DENSITY-- The maximum density allowed in a residential subdivision determined from the net area of the parcel that is available for residential development after deduction of vehicular rights-of-way and land not useable because of drainage, subsurface conditions, or other impediment, including, but not limited to, wetlands, floodplains, steep slopes, or ledges.

NIGHT CLUB-- An entertainment facility for dancing, concerts or other live performances, usually consisting of a bar or lounge and perhaps a restaurant.

NURSERY SCHOOL/PRE-SCHOOL-- Early childhood (ages 6 and under) educational institution, including accessory uses, operated by a parochial or private institution.

NURSING HOME, RETIREMENT HOME or SUPERVISED GROUP HOME-- A place, other than a hospital, which maintains and operates group living facilities and may provide nursing care.

OFFICE-- A building or portion of building wherein services are performed involving predominantly administrative, professional, or clerical operations. Does not include a Home Business or a Home Occupation.

PARKING FACILITY--An off-street area either inside or outside a building, designed for the temporary storage of motor vehicles.

PARKING SPACE-- A portion of a lot for the temporary location of a licensed motor vehicle, the dimensions of which are at least 10 feet wide by 18 feet long (not including access driveway areas). A parking space must have direct access to a street, alley or approved right-of-way.

Parking spaces dedicated specifically to residents or employees, or for compact vehicles, and measuring less than the standard parking space size may be permitted as part of the Site Plan Review process.

PERSONAL SERVICES -- Establishments engaged to providing products or services to the general public. Examples of such uses include but are not limited to: Fitness Centers and Gyms, Barber Shops, Hairdressers, Travel Agencies, Caterers, and Shoe Repair.

PET GROOMING- The grooming of a domestic animal, including bathing, cutting of hair, trimming of nails, and other services generally associated with the act of grooming but shall exclude veterinary services, breeding, boarding, and overnight accommodation. [ADDED ATM 3/28/23 Article 8]

PLANNED UNIT DEVELOPMENT--Cluster development involving other than single-family dwelling units.

PLANNING BOARD or BOARD-- The Town of Hillsborough Planning Board

PRIVATE ROAD-- A road which is not serviced by the Town of Hillsborough or the State of NH and which serves more than two lots, sites, or dwelling units.

PRE-SITE BUILT HOUSING Per RSA 674:31- as amended, is any structure designed primarily for residential occupancy which is wholly or in substantial part made, fabricated, formed or assembled in off-site manufacturing facilities in conformance with the United States Department of Housing and Urban Development minimum property standards and local building codes, for installation, or assembly and installation, on the building site. Pre-site built housing shall not include manufactured housing, as defined in RSA 674:31.

PROFESSIONAL BUILDING--A building partially or primarily used for offices in which professional services are offered or performed. Such services include, but are not limited to: doctor, dentist, lawyer, accountant, architect, therapist, realtor, photographer or other professions where service is provided to clients primarily on an individual basis [Added 3-14-2006 ATM by Art. 5]

RECREATION, INDOOR-- Includes an indoor bowling alley, table tennis facility, pool hall, skating rink, gymnasium, swimming pool or similar place of indoor recreation.

RECREATION, OUTDOOR-- Includes a trap, skeet and/or archery range, golf course, hunting preserve, swimming pool, amusement park, outdoor concert area, tennis court, skiing facility or similar place of outdoor recreation.

RECREATIONAL VEHICLE-Shall be as defined in New Hampshire RSA 216-I: 1 VIII

REFUSE- Anything thrown away or rejected as worthless.

RELIGIOUS INSTITUTION-- Any building used for nonprofit purposes by an established religious organization holding either tax exempt status under Section 501(c)(3) of the Internal Revenue Code or under the state property tax law, where such building is primarily intended to be used as a place of worship. The term includes, but is not limited to, church, chapel, temple, synagogue, and mosque.

REPAIR BUSINESS--An activity where the primary source of income is derived from repairs and maintenance of automobiles, machinery, snowmobiles, ATVs, small engines, etc. [Added 3-14-2006 ATM by Art. 5]

RESIDENTIAL USE-- Includes, single-family, two-family, or multi-unit dwellings, and any combination of those uses.

RESTAURANT-- A business establishment whose principal business is the selling of prepared food to the customer in a ready-to-consume state, in individual servings, or in non-disposable containers, and where the customer consumes these foods while seated at tables or counters located within the building, and where there is neither drive-up nor drive-through service. [Added 3-14-2006 ATM by Art. 5].

RESTAURANT, FAST-FOOD--Any establishment whose principal business is the sale of foods, frozen desserts, or beverages in ready-to-consume individual servings, for consumption either within the restaurant building or for carry-out, and where either: [Added 3-14-2006 ATM by Art. 5]

(1) Foods, frozen desserts, or beverages are usually served in paper, plastic, or other disposable containers, and where customers are not served their food, frozen desserts, or beverages by a restaurant employee at the same table or counter where the items are consumed; or

(2) The establishment includes a drive-up or drive-through service facility, or offers curbside service.

RETAIL BUSINESS-- A shop or store for the sale of goods and/or services

RIGHT-OF-WAY--A strip of land occupied or intended to be occupied by a street, walkway, railroad, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, shade trees or for other similar special uses. Such "rights-of-way" involving maintenance by a public agency shall be dedicated to public use by the developer. (See "easement.")

ROAD RIGHT-OF-WAY WIDTH--The distance between property lines measured at right angles to the center line of the street.

ROOMING HOUSE--A dwelling occupied by owner or agent offering rooms without housekeeping facilities for rent by the week or month.

SALE or LEASE--Any immediate or future transfer of ownership or any possessory interest in land or land and buildings or an interest in a subdivision or part thereof, whether by metes and bounds, deed, contract, plat, map, leases, devise, intestate succession or other written instrument.

SAWMILL-- A facility where logs are temporarily stored, and sawn, split, shaved, stripped, chipped or otherwise processed to produce lumber or other wood products.

SCHOOL-- Kindergarten through high school, college and university education, including accessory uses.

SCHOOL, COMMERCIAL OR TRADE-- Commercially operated school of beauty, culture, business, dancing, driving, music or similar educational purposes.

SETBACK--The distance between a building and the nearest street line or property line.

SHOPPING CENTER-- A unified grouping of businesses which are planned and developed as an operating unit with shared parking. All businesses within such facility shall be either permitted or permitted by special exception within the district in which the Shopping Center is located.

SIGN--See § 229-35B for definition of "sign" and other definitions related to sign regulations.

SITE PLAN REVIEW-- procedure as adopted by the Hillsborough Planning Board in its Site Plan Review Regulations. *Editor's Note: See Ch. 185, Site Plan Review.*

SOLAR COLLECTION SYSTEMS, RESIDENTIAL AND COMMERCIAL--See Article XIX Solar collection ordinance, [ADDED ATM 3/28/23 Article 11]

SPECIAL EXCEPTION--Shall have the same meaning as defined in RSA 674:33 IV

STEEP SLOPES-- Slopes in excess of 25%.

STORY--That part of a building between a floor and the floor or roof next above; a "half-story" is a partial story under a sloping roof, two opposing wall plates of which are not more than two feet above the floor.

STREET INCLUDES STREET, AVENUE, -- A highway, boulevard, road, avenue, lane, alley, viaduct, highway, freeway and/or any other ways.

STRUCTURE-- Anything constructed or erected which requires location on or in the ground, or attached to something having location on or in the ground, including signs, billboards, fences greater than 7 feet in height, towers and swimming pools.

SUBDIVISION-- Shall have the same meaning as specified in RSA 672:14. *Editor's note: see CH 201 for Subdivision Regulations*

THEATER-- A building or part of a building, or outdoor area, devoted to showing motion pictures or for dramatic dance, musical, or other live performances.

TINY HOME [Adopted ATM 3/10/26 Art. 5]- a small, permanent dwelling under 600 square feet (excluding lofts) that includes facilities for sleeping, eating, cooking, and sanitation and is constructed or placed on a permanent foundation so that any chassis is fully hidden and any wheels are removed. Tiny Homes on wheels are considered Recreational Vehicles and must follow the 229-13 Recreational Camping Permit ordinance.

TOURIST HOME--A dwelling occupied by the owner or agent offering rooms without housekeeping facilities for rent by the day.

TRAILER-- The same as mobile home, with the exception of "trailers" designed exclusively for camping or recreational purposes.

USE-- Any purpose for which may be granted by the Board of Adjustment in accordance with standards set forth in Article VIII.

VARIANCE-- Shall have the same meaning as specified in RSA 674:33 I (b)

VEHICLE AND MACHINERY AUCTION-- The use of buildings and/or land for the temporary interior or exterior storage and sale on premises of new and/or used vehicles and/or machinery by means of a request or invitation for bids by a licensed Auctioneer. “Temporary storage” shall mean for four weeks or less.

VETERINARY CLINIC/ANIMAL REHABILITATION-- Any premises operated for ambulatory needs of animals, such as examinations, shots, minor surgery, physical therapy, rehabilitation and tests. Boarding of animals is limited to those recuperating from veterinary care.

WORKFORCE HOUSING-- Shall have the same meaning as specified in RSA 674:58 IV

YARD SALE--An outdoor sale of new or secondhand articles held on a residential premises by the owner(s) of the premises or by the owner and his neighbors. **[Added by the ATM 3-12-1991 by Art. 2]**

§ 229-7. Conflicts

The provisions of this chapter shall be the minimum requirements for achieving the purposes stated. Wherever the provisions of this chapter conflict with the provisions of any other legally adopted ordinance, regulation or ruling, the more restrictive or the higher standard shall apply.

§ 229-8. -Reserved

§ 229-9. Unsafe Buildings

Any building or structure determined to be unsafe by the Selectmen shall be repaired or demolished within 90 days of written notice of unsafe condition or such longer period as shall be set forth by the Selectmen. In the case where a building is demolished, the debris shall be removed, the cellar hole filled in and the area graded to blend with the surrounding area.

§ 229-10. Stream and Shoreline Protection [Amended TM 2015]

No building or impervious surface shall be located within 75 feet of the average mean high water level of any lake, pond or stream with a normal year-round flow. Boathouses are exempt from this provision. See Chapter 160 for the special two-hundred-foot setback from Loon Pond, and see § 229-36, Waterfront development, of this chapter, for additional regulations applicable to lots on lakes and ponds.

§ 229-11. Outdoor Sales [Added 3-12-1991 ATM by Art. 2]

A. Flea markets, yard sales and other similar types of outdoor sales shall not be conducted for more than three consecutive days, after which all evidence of sale and merchandise shall be removed.

B. Such sales shall not exceed a total of five days in any fourteen-day period.

§ 229-12. Conditional Use Permits [Adopted ATM 2023 Article 13]

Pursuant to RSA 674:21, the Planning Board shall be authorized to issue Conditional Use Permits for certain uses specifically set forth in the Zoning Ordinance Table 4 Chart of Uses and identified as uses allowed as a Conditional Use (C). In reviewing such applications, the Planning Board shall ensure that the following criteria are met:

1. The purpose and intent of the Zoning Ordinance will be upheld.
2. The proposed development will be consistent with the goals, policies, and recommendations of the Hillsborough Master Plan.
3. The proposed development will not have an unreasonable adverse impact upon adjacent property, the character of the neighborhood, traffic conditions, or utility facilities.
4. The proposed development will not create public health or safety hazards.
5. The proposed development will not cause an unreasonable diminution in area property values.
6. The proposed development complies with all provisions of the Hillsborough Zoning Ordinance, Subdivision and Site Plan Regulations.

§ 229-13. Recreational Camping Permit: Property Owners [Added TM 2015]

A “Recreational Vehicle” may be stored unoccupied in the Rural and Residential districts on the property of the Recreation al Vehicle owner in the Town of Hillsborough for any period of time without a permit.

The Board of Selectmen, through the Building Inspector may issue a permit to any property owner to accommodate him/herself or nonpaying guests on their property to reside in a single “Recreational Vehicles” as defined in RSA 216-I:1 VIII for a period not exceeding 90 days in any one year.

Each Recreational Vehicle to be occupied shall demonstrate that proper sanitary facilities are available, as determined by the Building Inspector/Health Officer and all applicable health, life safety codes are met. No unit may be used for permanent dwelling at any time.

§ 229-14. - Accessory Dwelling Unit (In-Law Apartments)

[Added TM 2015] [Repealed and Replaced ATM 3-12-2024 ART.6 Amended ATM 03/10/26 ART 2]

A. ADU's are allowed with the following provisions:

1. An ADU is allowed only on the property with any of a single-family dwelling unit.
2. An ADU is not allowed on a property with any two- or multifamily dwellings or with any nonresidential uses.
3. The property owner shall reside in either the primary dwelling unit and or the ADU at all times.
4. The maximum required number of parking spaces is 1 for the primary residence and 1 for the ADU.
5. The living area of an ADU shall not be less than 350 square feet and shall not exceed 50% of the principal structure or 1,000 square feet, whichever is less.
6. A building permit for an ADU must be approved and issued prior to the construction of an ADU.
7. The house number for the ADU shall be the same as that of the primary dwelling and there shall not be a separate mailbox for the ADU.
8. Only one ADU shall be permitted on any property to protect against overcrowding, lot coverage and septic sizing issues and to promote privacy.
9. An ADU shall not be an additional dwelling unit for the purposes of determining minimum dimensional requirements of a principal dwelling lot. An ADU shall be allowed to exist with a principal dwelling on legal nonconforming lot if all provisions of this article can be satisfied.
10. The property must be serviced by a NH DES approved septic system sized to meet the needs of the principal dwelling and the ADU as certified by a NH Licensed Septic Designer.
11. The ADU must meet all applicable setbacks of the Zoning Ordinance, and the principal dwelling and the ADU must meet all applicable lot coverage requirements of the Zoning Ordinance.
12. Th ADU may not be sold separately from the principal dwelling unit.

B. Attached ADU

1. The front face of the principal dwelling structure is to appear as a one-family dwelling after any alterations to the structure are made to accommodate an ADU. Any additional separate

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entrances must be located to the to the side or rear of the structure to preserve the appearance of a one-family dwelling.

2. At least one common interior access between the principal dwelling unit and ADU must exist. A second means of egress from the ADU must exist and be located at the side or rear of the structure.
3. Separate utility service connections and/or meters for the principal dwelling unit and an Attached ADU may exist.

C. Detached ADU

1. One detached accessory dwelling unit may be allowed if a property meets the following requirements:
 - a. There shall be no other attached accessory dwelling unit(s) on the property.
 - b. Shall be no further than 300 feet from the principal dwelling unit.
 - c. Shall conform with Table 3 “Setback, Coverage and Building Height Requirements.

§ 229-15. [Added 3-08-2016 ATM Art 2]

Technical Corrections: The Planning Board may, by majority vote, correct technical, typographical and non-substantive errors and may reorder, renumber and correct cross reference information, where needed throughout this Ordinance.

ARTICLE III Use Districts

§ 229-16. Establishment of Districts

[Amended 3-11-2003 ATM by Art. 5; 3-14-2006 ATM by Art. 5]

The Town of Hillsborough is hereby divided into the following use districts:

Rural District

Residential District

Commercial District

Central Business District

Emerald Lake Village Residential District

Village Residential District

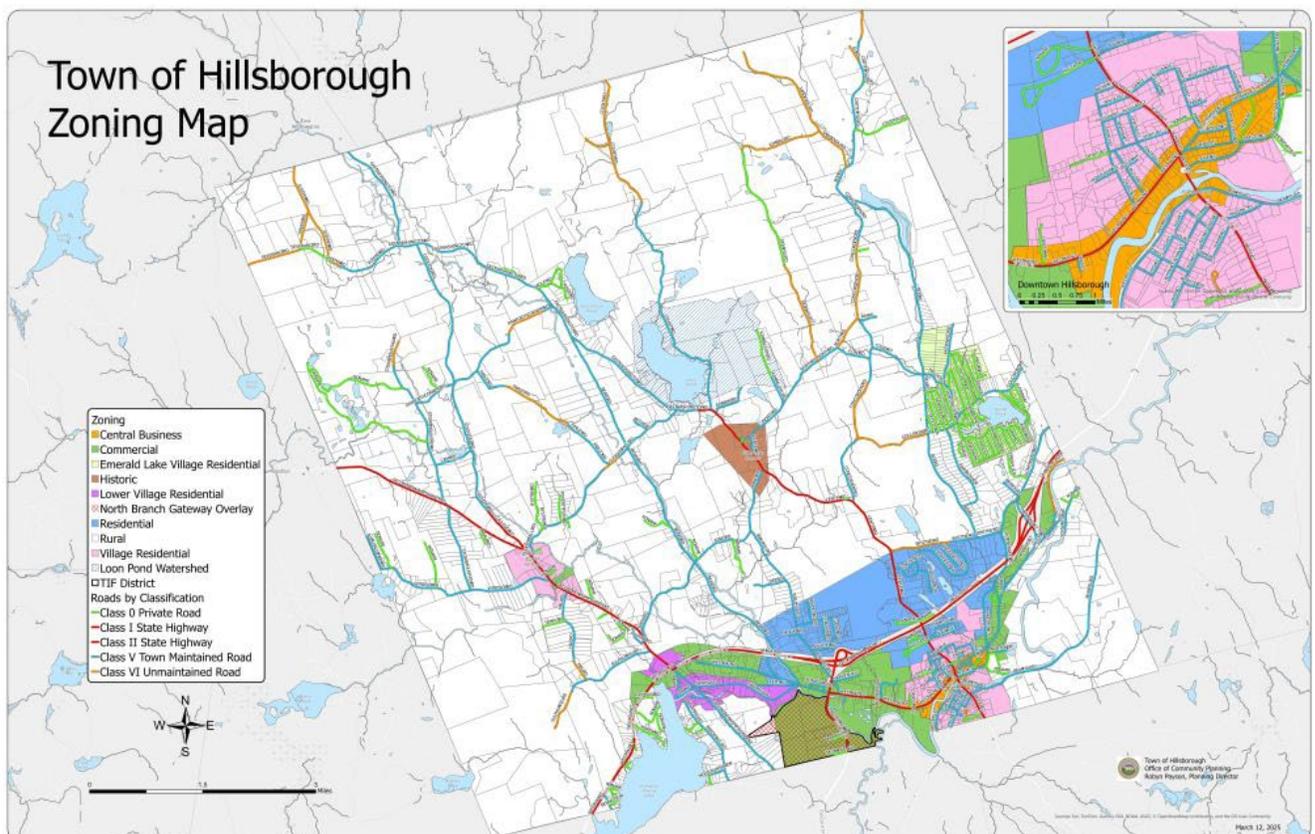
Lower Village Residential District

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Historic District

§ 229-17. Zoning Map; Boundaries

- A. The location and boundaries of the districts are shown on the Town of Hillsborough Zoning Map, which is on file in the office of the Town Clerk. This map is hereby adopted and shall be known as the "Official Zoning Map of the Town of Hillsborough" and shall be certified by the Selectmen and the Town Clerk. The Selectmen and Town Clerk shall promptly and properly make all changes to the Official Zoning Map as may be affected by any amendment to this chapter.
- B. Boundaries.
1. Where a boundary follows a right-of-way or a watercourse, it shall be construed to be the centerline thereof.
 2. Where a boundary parallels the centerline of right-of-way or watercourse or a Town boundary, it shall be considered parallel to these features and at a distance indicated on the map.
 3. Where a boundary line follows within 10 feet of an existing line, it shall be considered to coincide with that lot line.
 4. Where a boundary line intersects an existing recorded lot, the nonconforming use may be extended not more than 100 feet into the adjoining district.



§ 229-18. Rural District

- A. Permitted Uses. In the Rural District, permitted uses are indicated in Table 4 – Chart of Uses.
- B. Uses permitted only by special exception. In the Rural District, uses permitted by special exception granted by the Board of Adjustment pursuant to § 229-51 are indicated in Table 4 – Chart of Uses.

§ 229-19. Residential District

- A. Permitted uses: In the Residential District, permitted uses are indicated in Table 4 – Chart of Uses.
- B. Uses permitted only by special exception. In the Residential District, uses permitted by special exception granted by the Board of Adjustment pursuant to § 229-51 are indicated in Table 4 – Chart of Uses.

§ 229-19.1. Village Residential District

- A. Purpose. The purpose of this district is to preserve the historic residential character of Upper Village and Bridge Village and to protect property values while encouraging new infill development.
- B. Permitted uses: In the Village Residential District, permitted uses are indicated in Table 4 – Chart of Uses.
- C. Uses permitted only by special exception. In the Village Residential District, uses permitted by special exception granted by the Board of Adjustment pursuant to § 229-51 are indicated in Table 4 – Chart of Uses.

§ 229-19.2. Lower Village Residential District.

- A. Permitted uses: In the Lower Village Residential District, permitted uses are indicated in Table 4 – Chart of Uses.
- B. Uses permitted only by special exception. In the Lower Village Residential District, uses permitted by special exception granted by the Board of Adjustment pursuant to § 229-51 are indicated in Table 4 – Chart of Uses.

§229-19.3. Emerald Lake Village Residential District [Added TM 2015]

- A. Permitted uses: In the Emerald Lake Village Residential District, permitted uses are indicated in Table 4-Chart of Uses.
- B. Uses permitted only by special exception. In the Emerald Lake Residential District, uses permitted by special exception granted by the Board of Adjustment pursuant to § 229-51 are indicated in Table 4-Chart of Uses.

§229-1 .9.4 Historic District –Amended ATM 3-10-2020

The Historic District was adopted by Annual Town Meeting of the Town of Hillsborough 3/4/75 as Article 31 and first amended ATM 03-13-1979

District Established.

[Amended by the ATM 3-13-1979 by Art 5]

The town voted to establish an Historic District pursuant to the authority of RSA 674:43 and 674:44, said district to be described as follows: Beginning at a point of the East Washington Road, said point being approximately 1,050 feet, more or less, northerly from the intersection of the northwest point of the Hillsborough Centre triangle; thence running easterly in a line 1,000 feet northerly from the road constituting the north leg of the Hillsborough Centre triangle approximately 2,500 feet to a point on the North Road; thence crossing the North Road and running in a general southerly direction in a line which is 1,000 feet easterly from the road constituting the east leg of the Hillsborough Centre triangle approximately 3,150 feet to a point on the Centre Road; thence crossing the Centre Road and running in a southwesterly direction 1,000 feet to a point, thence turning and running northwesterly in a line which is 1,000 feet from the East Washington Road 4,100 feet, more or less, to a point which is 1,000 feet southwesterly of the place of beginning, thence running northeasterly crossing the East Washington Road 1,000 feet to the place of beginning.

Historic District Commission.

- A. In order to carry out the purpose of this District, an Historic District Commission is appointed to consist of five members, one of whom shall be a representative of the Board of Selectmen, one of whom shall be a representative of the Planning Board, and three members shall be appointed by the Selectmen. At least two of the three members at large shall be residents of the District, and the three members at large shall serve for three-year terms on a staggered basis.
- B. The Commission shall function in accordance with the provisions of New Hampshire RSA'S 674:46-a-674:50.

§ 229-20. Commercial District

- A. Permitted uses: In the Commercial District, permitted uses are indicated in Table 4 – Chart of Uses.
- B. Uses permitted only by special exception. In the Commercial District, uses permitted by special exception granted by the Board of Adjustment pursuant to § 229-51 are indicated in Table 4 – Chart of Uses.

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§ 229-20.1. Central Business District

- A. Permitted uses: In the Central Business District, permitted uses are indicated in Table 4 – Chart of Uses.
- B. Uses permitted only by special exception. In the Central Business District, uses permitted by special exception granted by the Board of Adjustment pursuant to § 229-51 are indicated in Table 4 – Chart of Uses.
- C. Provisions: Refuse storage. Refuse must be stored in enclosed containers which shall be located to the rear of the building and shall be completely screened from public view in order to prevent blight and to protect against noxious odors.
- D. Parking: All applications for a change of use must demonstrate to the Planning Board that there is adequate parking for the proposed use; this can be demonstrated with on-site or nearby off-site parking, through reasonable shared parking arrangements, through available on-street parking, or a combination thereof.

§229-21 Dimensional Standards [Amended 3-11-2003 ATM by Art 5;3-8-2005 ATM by Art 4; 3-14-2006] [Amended ATM 3-8-22 Art. 2]

Tables 1, 2 and 3 shall govern lot area, frontage, setbacks, coverage and building height in the Town of Hillsborough. Setbacks shall be measured from the edge of the public or private right of way. Lots in existence prior to March 8, 1977, and newer lots created by the voluntary merger (pursuant to RSA 674:39-a) of lots, all of which were in existence prior to March 8, 1977, shall be exempt from the provisions of Tables 1 and 2.

All lots shall be required to have the required minimum contiguous buildable area set forth in the Subdivision Regulations, subject to the Planning Board’s authority to waive the same.

§229-22. Use Standards

- A. Table 4, titled “Chart of Uses”, shall govern whether uses are permitted, permitted by special exception, or permitted by conditional use. Any use not specifically enumerated herein, which is substantially similar to a described use, and which is not inconsistent with the purpose statement of the zoning district in which it is proposed to be located, may be approved for an existing classification by Planning.
- B. Any use that is not listed in Table 4 as either permitted, permitted by special exception, or permitted by conditional use, or that is not a lawful nonconforming use, is considered to be a prohibited use and may not be permitted to locate anywhere in Hillsborough unless specifically authorized under applicable State or Federal statutes.

§ 229-23 Change of Use [Added ATM 3-12-24 Art 2]

1. A change of use occurs when the use of any land, building or structure is changed from one permitted land use classification to another, and/or when any of the following occurs:
 - a. Addition or expansion of outside storage.
 - b. Significant change in traffic volume or pattern.
 - c. Change of permitted use category as illustrated in Table 4;
 - d. Any significant Site Development activity; or
 - e. A change in the intensity of use.

§229-23.1 Exempt Changes of Use

- A. A change of use which does not expand the floor area of a building by more than 200 square feet or involve construction on the site of a building with a floor area greater than 200 square feet is exempt from Site Plan Review, provided that:
 - (1) No adverse impacts beyond site boundaries will occur due to:
 - (a) Increased traffic.
 - (b) Groundwater and drainage.
 - (c) Sanitary and solid waste disposal.
 - (d) Lighting/glare.
 - (e) Noise; or
 - (f) Fumes, odors, or air pollutants; and
 - (2) Municipal services, facilities, and utilities will not be overburdened or adversely impacted.
- B. In order to achieve exempt status, the owner of a property (or his/her agent) must apply to the Planning Board for an exemption from Site Plan Review on forms to be provided by the Board. The application shall fully describe the proposed change of use and shall address the requirements set forth in Subsection A above.
- C. No request for exempt status shall be approved or disapproved by the Planning Board without affording a Public Hearing with the Planning Board to review and determine whether to waive or require Site Plan Review. At this meeting, the Planning Board will decide whether to waive or require Site Plan Review. D. The Planning Board may exempt a change of use from Site Plan Review if it determines that the criteria of Subsection A above are met. If any of the criteria are not met or if the Board is unable to determine whether any of the criteria are met, a Site Plan Review application shall be required.
 1. After the review of the application, the Planning Board shall determine whether or not a Site Plan Review is required.
 2. If the Planning Board decides that a Site Plan Review is required, the applicant shall submit a Site Plan Review application in accordance with § 185-5.

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3. In appropriate circumstances, the Planning Board may require an abbreviated site plan submitted by requiring only some of the information required by § 185-5.
- E. A property owner (or his/her agent) may bypass the review procedure outlined in Subsection B above and submit a Site Plan Review application to the Board for review and approval.

§ 229-24. (Reserved)

§ 229-25. (Reserved)

ARTICLE IV North Branch Gateway Overlay District [Adopted TM 2025 Art 3]

229-26 Authority

1. This Article is adopted pursuant to the provisions of RSA 674:21, Innovative Land Use Controls, and shall be administered by the Planning Board.
2. Development under this Article is permitted in the area delineated on the Official Zoning Map as the “North Branch Gateway District” (referred to hereinafter as “the District”).
3. The District is an Overlay District. Applicants may choose to utilize the conventional provisions of the underlying zoning district(s), or the provisions of this Overlay District, provided that the minimum requirements are met.
4. The Planning Board is authorized to issue a Conditional Use Permit to administer the provisions of this Article.
5. With the exception of a single-family home on a single lot, or a duplex on a single lot, the initial development of a parcel within this District shall require both a Conditional Use Permit and Site Plan approval from the Planning Board.
6. Provided that the square footage of the building footprint or total impervious area will not increase more than 10%, and that the parking will not be increased, and that the drainage will not need to be redesigned, only a Conditional Use Permit will be needed for a change of use on a parcel that has obtained a previous Conditional Use Permit and Site Plan approval as described in A.2 above.

229-27 Purpose

The purpose of this article is to:

1. Establish an overlay gateway district in town along US 202 near the intersection of NH Route 9, designed to foster the development of housing and economic growth.
2. Encourage development which makes more efficient use of the land and requires shorter networks of streets and utilities.
3. Provide a procedure which can ensure appropriate, high-quality design and site planning and a high level of environmental amenities.
4. Avoid development of portions of sites which have poor soil conditions, contain wetland soils, high water tables, are subject to flooding or have steep slopes.
5. Provide a variety of housing and appropriate commercial opportunities, in accordance with the Table of Uses, for a wide range of ages and needs.

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6. Encourage the expansion of utilities to land with development potential.
7. Encourage a mix of appropriate uses on single parcels of land, in accordance with the Table of Uses.

229-28 General Requirements for Development Within the District

1. All site plan review requirements and Conditional Use Permit requirements must be met for initial development; and, all requirements must be met for development, expansion, and change of use are met for projects described by A.5 above. An applicant is not entitled to a Conditional Use Permit, and the Planning Board may, in its discretion, decline to grant such permit if the Board determines such permit is not justified or warranted in accordance with the criteria for approval and the intent of this Article. All other zoning regulations shall apply.
2. The minimum area required for development under this Article shall be ten (10) contiguous acres of land. Where portions of the tract are separated by a road, road right-of-way, utility, waterway, or similar obstruction, the land shall be deemed contiguous unless the intervening feature is of such a nature that the Planning Board determines that the land could not function effectively as a single development.
3. The following accessory uses are permitted in the District by right, subject to permitting as may be described elsewhere in this Ordinance, but without a Conditional Use Permit or Site Plan.
 - a. Outdoor recreational facilities including but not limited to tennis/pickle ball courts, golf courses, swimming pools, basketball courts, playgrounds, and trails.
 - b. Indoor recreational facilities including but not limited to, a swimming pool, fitness center, clubhouse, cabana, spa, and tennis/pickle ball courts.
 - c. Indoor support facilities incidental to the primary use(s) within the Planned Unit Development, including but not limited to meeting rooms, management offices, and childcare facilities.
 - d. Storage facilities for Planned Unit Development maintenance equipment.
 - e. Small gardens.
 - f. Private, small-scale solar facilities.
 - g. Small Wind Energy Systems.

229-29 Development within the District is permitted subject to the following standards:

- a. Residential Density is allowed up to a maximum of eight units (8) per developable acre. A density bonus of up to 2 units per developable acre is allowed for workforce housing, as defined in RSA 674:58(IV), and furthermore the Board shall establish a process to guarantee the affordability of those units in the future.
- b. A mixture of housing types is encouraged in each development.

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- c. Wetlands, steep slopes more than 25% shall be preserved, and buffers around wetlands, rivers and streams shall be provided, enhanced, and shall be permanently protected. The Planning Board may grant a Conditional Use Permit to alter said areas if appropriate State and Federal Permits have been obtained, the alterations are essential for the site to be developed, the impacts are minimal in nature, and mitigated to the greatest extent practicable, in the opinion of the Board, after input from the Conservation Commission.
- d. Within the developed area of the site at least 30% of the total site shall be devoted to green space and shall be appropriately landscaped or left in its natural state. No more than 50% of said green space shall be “non buildable land,” meaning wetlands and steep slopes greater than 25%. It is strongly encouraged that existing native trees and vegetation be preserved in these areas wherever possible.
- e. Landscaping shall be provided to screen the development from abutting uses, as well as to provide a visually appealing site.
- f. An undisturbed thirty (30) foot buffer strip shall be provided around the perimeter of the tract. No dwelling, accessory structure, septic system feature or parking areas shall be permitted within the buffer strip.
- g. Water may be provided by community well subject to approval of the New Hampshire Department of Environmental Services (NHDES), or through the public water system, subject to availability and approval of the Hillsborough Water and Sewer Commission.
- h. Wastewater treatment may be provided by private or community septic systems subject to approval of the NHDES or through the public water system, subject to availability and approval of the Hillsborough Water and Sewer Commission.
- i. Standards in the Site Plan Review and Subdivision Regulations shall apply but may be waived by the Planning Board upon written request by the applicant at the time of filing the application and for good cause shown.
- j. More than one use is permitted on a lot, provided that all such uses are included in an approved Comprehensive Development Plan.

A. Planned Unit Development Common Open Space

- a. All land not utilized for structures, parking, driveways, or roadways and not otherwise dedicated to private yards shall be preserved as Common Open Space.
- b. Common Open Space shall include buffer strips as well as areas internal to the Planned Unit Development such that all units are adjacent to some of the Common Open Space.
- c. Common Open Space shall incorporate natural features of the parcel including wetlands, wetland buffers and other environmentally sensitive areas.

- d. Existing vegetation including significant large trees shall be preserved and landscape materials shall be integrated with natural features and existing vegetation in such a manner to enhance the buffer strip as well as to screen dwelling units from parking lots and service areas within the Planned Unit Development.
- e. Provision shall be made to ensure that the Common Open Space is permanently restricted as such. Covenants, easements, or other legal instruments providing for the permanent protection of the Common Open Space shall be submitted to the Planning Board for approval by Town Counsel at the applicant's expense.
- f. The legal instruments shall be recorded at the Hillsborough County Registry of Deeds as a Condition of Approval of the Planned Unit Development application.

B. Process

1. It is strongly recommended that the applicant meet with the Office of Community Planning/Planning Director and the Planning Board prior to formal submittal for a preliminary conceptual consultation.
2. The applicant shall submit a formal Planned Unit Development Site Plan application with a Comprehensive Development Plan as described herein. A Conditional Use Permit application must also be submitted. It is strongly advised that any Variances from any other provisions of the zoning ordinance will need to be granted by the Zoning Board of Adjustment prior to the formal applications coming to the Planning Board.
3. Upon receipt of an application, the Planning Board shall follow the same procedures as specified in Section 185-12 of the Site Plan Review Regulations.
4. The Planning Board approves, denies, or approves with conditions the application. An applicant may appeal any such decision of the Planning Board to the Hillsborough County Superior Court – Land Use Court or to the Housing Appeals Board in the same manner specified for appeals for site plans and subdivisions.
5. The Office of Community Planning shall maintain a record of all approved Comprehensive Development Plans.
6. All subsequent site plans and subdivisions submitted to the Planning Board for approval within the Comprehensive Development Plan shall conform to that plan and any other applicable local, state, or federal regulations. In the event of a conflict between the terms of the approved Comprehensive Development Plan and the terms of the site plan regulations or subdivision regulations, the terms of the approved Comprehensive Development Plan shall control.
7. In the event active and substantial development has not begun on the site by the owner or the owner's successor-in-interest in accordance with the approved Comprehensive Development Plan within five years after the date of approval, per NH RSA 674:29, then the Comprehensive Development Plan shall be deemed to have expired, and the underlying zoning shall then control development of the land. A property owner may apply to the Planning Board for an extension of this time period

prior to expiration, which the Planning Board may approve at its discretion if good cause is given.

8. A property owner may apply to amend all or a portion of an approved Comprehensive Development Plan.

C. Comprehensive Development Plan

Unless specific items are waived by the Planning Board a Comprehensive Development Plan shall contain the following information:

1. Current zoning of the subject property and of all abutting lots.
2. Topographic information of the site, including soil types, wetlands, surface water, land contours, rock outcrops, steep slopes, stone walls, etc.
3. Total area of the site; rough delineation of each land use area with approximate acreage,
4. Proposed uses for each land use area,
5. Proposed total number of dwelling units and overall residential density for the tract (if applicable).
6. Proposed general of location, size, use(s) for each structure.
7. Proposed general location, width, and materials of all streets, drives, sidewalks, and paths.
8. Proposed general location and number of spaces for each parking area.
9. Summary of traffic impact, including estimates of trip generation, trip distribution, and potential off-site transportation improvements that may be needed.
10. Proposed open space areas.
11. Natural and cultural resources proposed to be preserved.
12. Buffers are required when the uses of adjoining properties are different from the proposed uses (e.g., residential v. commercial).
13. Proposed architectural standards or guidelines and a brief explanation/sketch of architectural treatment.
14. A "Signage Plan" shall be submitted. This document shall establish guidelines regulating all signage within the Comprehensive Development Plan including general representations of tenant signage, development signage, directional signage, and vehicular and pedestrian traffic circulation signage. Specific criteria for the location, design, and size, of all signs shall be specified in this document.
15. Proposed schedule for completion of the project, including phasing, if applicable, and plan for bonding.
16. Proposed covenants, deed restrictions and easements and how they will be monitored and enforced.

17. Proposed ownership arrangement of each part of the Comprehensive Development Plan-- whether to be subdivided, held in fee simple, owned under a condominium arrangement, etc.
18. Proposed articles of incorporation and bylaws of any corporation and/or association to be formed.
19. Proposed Declaration of Covenants and Restrictions as appropriate.
20. The Planning Board shall have the authority to require any additional information, studies, documents, etc., relative to the design, operation, or maintenance of the proposed project.

D. Site Plan Review

Concurrent with the Applicant's submittal of the Comprehensive Development Plan, or at a subsequent date within 6 months of the approval of the Comprehensive Development Plan, each sub-area or individual site within the Comprehensive Development Plan shall submit and obtain Site Plan approval from the Planning Board before land development or construction may occur. Subdivisions to create either individual lots or Condominiums may be considered concurrently with Site Plans by the Planning Board. All subsequent site plans and subdivisions must conform to the approved Conditional Use Permit.

E. Conditional Use Permit Standards for Review

In determining appropriate land uses, densities, and other standards for the site, the Planning Board shall use the following criteria for review:

1. Consistency with the Hillsborough Master Plan;
2. Conformance to the purpose of this Article;
3. General site plan criteria found in Site Plan Regulation Section 185-6;
4. Capacity of existing water and sewer infrastructure;
5. Provisions for pedestrians;
6. Quality of proposed architecture and landscaping;
7. Provisions for affordable housing;
8. Preservation of open space;
9. Provisions for traffic mitigation; and,
10. Other public benefits not listed.

F. Submission Requirements

The following material shall be included in a formal application:

1. A completed Site Plan application;
2. A Conditional Use Permit application;
3. A narrative description of project, including statement of purpose;
4. A proposed Comprehensive Development Plan that contains the information outlined above;
5. A completed abutters list, and;

6. Application fee.

G. Workforce Housing

The Planning Board may require that a minimum number of workforce housing units, as defined in RSA 674:58(IV), be included in the Comprehensive Development Plan, and furthermore the Board may establish a process to guarantee the affordability of those units in the future.

H. Lot Dimensions and Uses

Lot Area and Frontage Requirements

	With Municipal Water and Sewer		With Municipal Water or Sewer		With no Municipal Water or Sewer	
	Minimum Frontage	Minimum Lot Size	Minimum Frontage	Minimum Lot Size	Minimum Frontage	Minimum Lot Size
North Branch Gateway District						
All uses	300 feet ¹	10 acres	300 feet ¹	10 acres	300 feet ¹	10 acres

¹ 200 feet on a private road

Setback, Coverage, and Building Height Requirements

District and Type of Use	Minimum Setbacks			Maximum Front Setback	Maximum Coverage (percent)	Maximum Building Height*
	Front	Side	Rear			
North Branch Gateway District						
All uses	50	20	25	N/A	50%	50

**"Maximum Building Height" as defined in the Zoning Ordinance

Uses Allowed by Conditional Use Permit

Agriculture	Daycare Facility, Dog	Nursery/Preschool
Agritourism	Drive Through Facility	Nursing Home, Retirement Home, or Supervised Group Home
Animal Shelter	Dry Cleaner	Office
Artist's Studio	Dwelling, More than Four Family	Office park
Auction House	Dwelling, Three and Four Family	Personal services
Bar	Electric Vehicle Charging Station	Pet Grooming
Bed and Breakfast	Entertainment	Recreation, indoor

	Establishment	
Boarding Kennel	Entertainment Live	Recreation, Outdoor
Building and Service Trade	Event Venue	Repair Business
Clinic	Farmer's Market	Research and Development
Cluster Development	Garden/Farm Supply or Nursery	Restaurant
Commercial Hydroponics Facility	Hotel/Motel	Retail Business
Commercial Storage Facility	Industry	School, Commercial or trade
Community Center	Inn	Single Family Homes
Convenience Store	Light Industry	Shopping Center
Day Care Facility, Adult	Manufacturing	Theater
Duplex (two-family)	Multi-family (apartments)	Veterinary Clinic/Animal Rehabilitation
Day Care Facility< Child or Family	Night Club	

I. Signage

Signage in the North Branch Gateway District shall conform to the town of Hillsborough Sign Ordinance.

J. Definitions:

- a. Comprehensive Development Plan: A Comprehensive Development Plan (CDP) is an overall plan of a parcel of land within the provisions of this Ordinance.
- b. Conditional Use Permit: A Conditional Use Permit (CUP) is an administrative permitting process as authorized in RSA 674:21, whereby the Planning Board can authorize a mix of uses on a site.
- c. Developed Areas: Portions of a site that is proposed for development during the application process and, following approval of the plan, the area of the parcel where physical improvements have occurred.
- d. Native Plantings: Planting or vegetation found natural in New Hampshire, as described by the University of New Hampshire.
- e. Open Space: Portion of a lot proposed for development under this Article that is to be permanently preserved open space. Up to 50% of Open Space may consist of wetlands, setbacks, and steep slopes.
- f. Planned Unit Development: A Planned Unit Development (PUD) is a mixed use development as described in this Article.

As Amended March 10, 2026

ARTICLE V. Planned Developments

§229-30. Mobile Home Parks and Subdivisions

A. Standards for mobile home parks.

- (1) General. Mobile home parks may be permitted only as a special exception in districts specified in Table 4, but shall not be located in the Historic District or within the one-hundred-year-floodplain. Mobile home parks shall provide individual mobile home spaces, access driveways, parking and recreational open space in accordance with the following standards.

B Standards for mobile home subdivisions

- (1) Zoning district regulations. All lots in mobile home subdivisions shall comply with all dimensional requirements of the applicable zoning district.
- (2) Parking. Two off-street parking spaces shall be provided for each lot.

§ 229-31. (Reserved)

§ 229-32. (Reserved)

§ 229-33. (Reserved)

ARTICLE VI Special Regulations

§229-34. (Reserved)

§229-35. Signs [Repealed and Replaced ATM Art 5 3-15-2017]

1) Purpose and Intent

This Article is adopted for the regulation of signs within the Town of Hillsborough (the “Town”) and is based on the compelling governmental interests of preventing hazards to vehicular and pedestrian traffic safety by controlling the number, location and placement of signs; providing easy recognition and legibility of permitted signs and uses and promoting visual order and clarity on the streets; facilitating efficient communication by implementing design criteria that produces signs which can be easily read, recognized, and without distracting elements; complementing the historic and scenic character of the Town; and supporting business and community vitality by informing the public of available goods, services and activities. Accordingly, this Article regulates the size, color, illumination, movement, materials, location, height and condition of all signs placed on private property for exterior observation.

As Amended March 10, 2026

Signs perform important functions that are essential for public safety and general welfare, including communicating messages, providing information about goods and services, orienting and directing people, and are a form of protected free speech under both the United States and New Hampshire Constitutions. It is the intent of this ordinance to provide a content-neutral regulatory scheme for the placement of signs consistent with the purpose of this ordinance to further public safety and general welfare.

- 2) This Article does not regulate every form and instance of visual communication that may be displayed anywhere within the Town. Rather, this Article is intended to regulate those forms and instances that are most likely to meaningfully affect one or more of the purposes set forth above.
- 3) This Article is not intended to and does not apply to signs erected, maintained, or otherwise posted, owned or leased by the State of New Hampshire (the “State”), the federal government or the Town. The inclusion of “government” in describing some signs does not intend to subject the government to regulation, but instead, helps illuminate the type of sign that falls within the immunities of the government from any regulations.

A. **Definitions** As used in this section, the following terms shall have the meanings indicated:

ANIMATED SIGN: The presentation of pictorials and graphics on signs displayed in a progression of frames which give the illusion of motion, including but not limited to the illusion of moving objects, moving patterns or bands of light, or expanding or contracting shapes

AREA and HEIGHT: The area of the smallest rectangle or circle within which the entire sign can fit; excluding structural supports which do not contribute through shape, color, or otherwise to the sign's message; but including any separate surface, board, frame or shape on or within which the sign is displayed.

The height of a sign shall be measured to the highest point of the sign, including any structural or ornamental projections above the sign proper, from the average ground level above which the sign is located. For signs the components of which are painted or engraved on, or otherwise applied directly to a building or other structure, the sign area shall include any background of a different color, material or appearance from the remainder of the wall or structure, and shall in any event enclose all letters, figures, or representations related to the sign. The dimensions of a sign shall be the length and width of such a rectangle or the diameter of such a circle.

BUILDING FRONTAGE: The length of the exterior building wall or walls that is visible from a public street and runs parallel to said street. Further building frontage shall mean that side of the commercial building which runs along the primary public street access. In no instance shall this calculation be inclusive of more than one side of a commercial building.

CHANGEABLE COPY SIGN: A sign designed to allow the changing of copy through manual, mechanical, or electrical means. A CHANGEABLE COPY SIGN shall not be animated.

DILAPIDATED SIGN: A sign where elements of the display area or panel are visibly cracked, broken or discolored, where the support structure or frame members are visibly corroded, bent, broken, torn, or dented or where the message can no longer be read under normal viewing conditions.

FEATHER OR TEARDROP SIGN: A free standing flag not attached to any building in a shape similar to that of a feather or a teardrop.

GOVERNMENT SIGN: Shall mean a sign that is constructed, placed or maintained by the federal, state or local government or a sign that is required to be constructed, placed or maintained by the federal, state or local government either directly or to enforce a property owner's rights.

GROUND SIGN: A sign erected on a freestanding frame, mast or pole and not attached to any building.

GRANDFATHERED SIGN: Shall mean any nonconforming sign in any zone legally in existence prior to the enactment of this Article.

ILLUMINATION: The directing of light onto a sign, whether the light fixture is located on the ground or attached to the sign structure, or lighting of a sign from a light source internal to the sign itself

NAMEPLATE: A nonelectric sign, affixed to the facade of a building, identifying only the name and occupation or profession of the occupant of the premises on which the sign is located. If any premises includes more than one occupant, "nameplate" means all names and occupations or professions as well as the name of the building and directional information.

OFF-PREMISES SIGN: Any sign visible from a public right-of-way not located on the premises where the sign is installed and maintained.

ON-PREMISES SIGN: Any sign visible from a public right-of-way if located on the premises where the sign is installed and maintained.

PORTABLE SIGN: A sign that is not permanently affixed to a structure or the ground not to exceed fifteen (15) square feet in sign area per face may be located on any property for a maximum of 90 calendar days. Portable signs shall include but are not limited to signs mounted upon a trailer, bench, wheeled carrier or other non-motorized mobile structure with or without wheels.

PREMISES: A lot or parcel and all of the buildings located thereon.

PROJECTING SIGN: A sign other than a wall sign which is attached to and projecting more than 18 inches from a building face or wall.

ROOF SIGN: A sign erected upon, against or directly above a roof or on the top or above the parapet of a building.

ROTATING SIGN: Any sign or portion of a sign which moves in any manner.

SIGN: Shall mean a name, identification, description, display or illustration, which is affixed to, painted, or represented directly or indirectly upon a building, or other outdoor surface which directs attention to or is designed or intended to direct attention to the sign face or to an object, product, place, activity, person, institution, organization or business. Signs located completely within an enclosed building, and not exposed to view from a street, is not considered a sign.

SIGN STRUCTURE: Any structure which supports or is capable of supporting a sign, including decorative cover. A sign structure may be a single pole and may or may not be an integral part of a building or structure.

TEMPORARY SIGN: Any banner, pennant, poster or advertising display constructed of paper, cloth, canvas, plastic sheet, cardboard, wallboard, plywood or other like materials and that appears to be intended or is determined by the Code Enforcement Officer to be displayed for a limited period of time. If the sign display area is permanent but the message displayed is subject to periodic manual changes, that sign shall not be regarded as a temporary sign.

WALL SIGN: Any sign attached to, painted on or erected against any wall of a building or structure so that the exposed face of the sign is on a plane parallel to the plane of the wall.

WINDOW SIGN: A sign located on a window, which is visible from the exterior.

C. General Provisions

1) Prohibited Signs—Signs, are prohibited in all zoning districts unless:

- a) Constructed pursuant to a valid permit when required by this Article.
- b) Authorized under this Article; or
- c) Specifically exempted under this Article

2) Signs Authorized without a Permit

- a. Grandfathered signs shall be replaced within one (1) year of their discontinuance with a sign which does not exceed in size that which it replaces. A sign larger or less conforming in any other aspect shall require a variance from the Zoning Board of Adjustment.
- b. A nonconforming sign shall be allowed to continue in a nonconforming status until its use has been discontinued for a period of one year. At that time, it shall be removed promptly by the property owner. When replacing several signs, the total square footage of the new sign(s) shall not exceed the aggregate square footage of the sign(s) to be replaced. The number of replacement signs shall not exceed that of the grandfathered status and shall not be less conforming in any way.

- c. This Article does not apply to signs erected, maintained or posted by the State, federal or Town government, government signs which form the expression of the government when erected and maintained in accordance with applicable law are allowed in every zoning district.
- d. Each property owner must mark their property using numerals that identify the address of the property so that public safety departments can easily identify the address from the public street. Unless otherwise required under this Zoning Ordinance or other law, the identification must be curbside and may be on the principal building on the property. The size and location of the identifying numerals and letters must be proportional to the size of the building and the distance from the street to the building. In cases where the building is not located within view of a public street, the identifier must be located on the mailbox or other suitable device such that it is visible from the street.
- e. Where a federal, State or local law requires a property owner to post a sign on the owner's property to warn of a danger or to prohibit access to the property either generally or specifically, the owner must comply with the federal, State or local law to exercise that authority by posting a sign on the property.
- f. The signs described in Section C (2)(a) – (d) of this Article are an important component of measures necessary to protect the public safety and serve the compelling government interest of protecting traffic safety, serving the requirements of emergency response and protecting property rights or the rights of persons on property.

g. Temporary Signs:

- 1. All Temporary Signs shall be securely constructed and properly secured and shall be placed in such a location as to not endanger vehicular or pedestrian traffic by obscuring a clear view or by creating confusion with official street signs or signals.
- 2. Temporary signs shall not be illuminated.

3) Permit Application Process

- A. No permanent sign shall be placed, erected, constructed, or altered within the Town without a permit for such sign unless otherwise exempted.
- B. Application for a Sign Permit shall be made on blanks provided by the Office of the Selectmen and shall contain the following information:
 - 1. Name address and telephone number of the applicant as well as the name, address, and telephone number of the land and/or building owner, if applicable
 - 2. Location of the property where the sign is to be erected
 - 3. Scaled drawing showing the position of the sign in relation to the streets, rights-of-way, buildings, etc.

4. Scaled drawing of the sign, including all alpha numeric text and images stating the colors to be used
 5. Name address and telephone number of the firm or person erecting the sign
 6. Written consent of the owner of the property if different than the applicant
- C. It shall be the duty of the Selectmen or their designee to examine the Sign Permit application and corresponding plans and specifications for a proposed sign, and, if necessary, inspect the location for the sign within 15 days. If it shall appear that the proposed sign is in full compliance with all pertinent regulations, a permit shall be issued by the Selectmen. Upon reaching a decision, the applicant will be notified by the Selectmen. The permit shall expire within one year if the sign is not erected.

4) Regulations Applicable to All Signs

- a) No sign shall be placed in a manner that will endanger traffic by obscuring the view, by confusion with official signs, by glare or by flashing light, or by any other means.
- b) No sign shall use animated, moving, flashing images or text.
- c) No sign shall emit audible sound, noise, or visible matter.
- d) Every permanent sign shall conform to the setback provisions of the zoning district within which the sign is located.
- e) Portable signs are permitted provided that they comply with the location, size and use restrictions in this ordinance.
- f) The copy on any commercial sign may be substituted with noncommercial copy.
- g) Flags shall be exempt from this ordinance.
- h) Signs shall not be mounted on utility poles.
- i) Externally lighted signs shall be illuminated from the top only, and the lighting fixtures shall be fully shielded.
- j) Signs that are dilapidated or that advertise a business no longer conducted or a product or service no longer available shall be removed within one year.

5) Directional Signs

- a) In order to maintain public safety, temporary off-premises ground mounted commercial directional signs, relating to businesses within the Town of Hillsborough, are permitted in all zoning districts. Such signs shall have a maximum area of 6 sq. ft. Commercial directional signs for any one business shall not exceed one (1) every one-quarter (1/4) mile length of road.

As Amended March 10, 2026

- b) Non-commercial ground mounted directional signs are also permitted within all zoning districts. Such signs will conform to the general signage requirements as to location and size as found in this Article.

D Specific Sign Regulations by District

1) Commercial District

- a) These regulations shall relate to commercial signage within the Commercial Zoning District.
- b) Permanent Signs:
 - 1. The maximum allowable total area for all permanent signs shall not exceed two square feet of sign area for every one lineal foot of building frontage. The term “building frontage” in this context shall mean that side of the commercial building which runs along the primary street access. In no instance shall this calculation be inclusive of more than one side of a commercial structure.
 - 2. Ground Signs: One ground sign is allowed per property. A property on a corner facing two or more streets may have two ground signs. The maximum height for a ground sign is 20 feet and the maximum area is 150 square feet [**Amended 3-12-2013 ATM by Art. 2]**
 - 3. Wall Signs: Wall signs are permitted. The maximum size height for a wall sign is is 40% of the width of the wall on which it is placed. A wall sign shall not protrude above the wall on which it is located.
 - 4. Projecting Signs: Projecting Signs are permitted. This type of sign shall not project more than five feet from the supporting building façade. A minimum clearance of eight feet must be maintained between the sign and the finished grade. The maximum height for a projecting sign shall not exceed the height of the wall on which it is located.
 - 5. Temporary Signs: Temporary signs are permitted subject to the requirements of Section C (2) (f) of this article.

2) Central Business District

- a) These regulations shall relate to commercial signage within the Central Business District.
- b) Permanent Signs:
 - 1. The maximum allowable total area for all permanent signs shall not exceed one square foot of sign area for every one lineal foot of building frontage. The term “building frontage” in this context shall mean that side of the commercial building which runs along the primary street access. In no instance shall this calculation be inclusive of more than one side of a commercial structure.

2. Ground Signs: One ground sign is allowed per property. A property on a corner facing two or more streets may have two ground signs. The maximum height for a ground sign is 18 feet and the maximum area is 50 square feet [**Amended 3-12-2013 ATM by Art. 2**]
3. Wall Signs: Wall signs are permitted. The maximum size for a wall sign is 40% of the width of the wall on which it is placed. A wall sign shall not protrude above the wall on which it is located.
4. Projecting Signs: Projecting Signs are permitted. This type of sign shall not project more than five feet from the supporting building façade. A minimum clearance of eight feet must be maintained between the sign and the finished grade. The maximum height for a projecting sign shall not exceed the height of the wall on which it is located.

3) Residential Districts

- a) Home Businesses: Persons conducting an approved Home Business may further erect a single permanent sign not exceeding six (6) square feet in area.
- b) Non-commercial temporary signs are permitted in residential districts per C(2)(e) of this Article.

4) Historic District [Adopted ATM 3-10-20 Amended ATM 3/10/26 Art 10]

- A. Signs in the Historic District are not to exceed four (4) square feet.
- B. All signs located in the Historic District require a Certificate of Approval from the HDC in addition to a Sign Permit from the Building Department

D. SEVERABILITY

The invalidity of any provision of this Ordinance shall not affect validity of any of the provisions. If any section, clause, provision, or portion of this ordinance shall be held to be invalid or unconstitutional by any court of competent jurisdiction, such holding will not affect or impair any other section, clause, provision or portion of this ordinance.

E. ENFORCEMENT

The enforcement of this Sign Ordinance shall be the duty of the Selectmen or its duly authorized agent.

§ 229-36. Waterfront Development

- A. Purpose. The purpose of this section is to provide guidelines for the development of lakefront and backland with access to lakes and ponds so as to prevent overcrowding, to protect the shoreline and water quality and to control the granting of easements by waterfront lot owners for the purpose of access to water frontage.

As Amended March 10, 2026

B. Standards for waterfront development. Rights to gain access to a water body through or by means of any waterfront land in the Town of Hillsborough shall not be created or attached to any real estate, except in accordance with the standards set forth below and subject to Planning Board approval. Any owner granting rights for waterfront use and access shall comply with the following standards:

- (1) There shall be a minimum frontage on the water of 50 feet per dwelling unit or per lot, whichever is more stringent.
- (2) There shall be provided 400 square feet of beach area per dwelling unit or per lot, whichever is more stringent.
- (3) Parking area in addition to the beach area shall be provided on the basis of 200 square feet for each dwelling unit planned.
- (4) Docks may be permitted on the basis of one slip per 15 feet of shoreline.

C. Setbacks from shoreline. As required by § 229-10, no building shall be located within 75 feet of the shoreline, i.e., average mean high water level.

D. Loon Pond. Development on Loon Pond shall comply with the special two-hundred-foot protective setback established by Chapter 160 of the Code of the Town of Hillsborough.

§ 229-37. Pits and loam removal areas

Sand- and gravel pits and loam removal areas shall be permitted, provided that they meet RSA 155:E and the additional provisions stated below:

- A. The cleared and stripped area shall be limited to the working area, which in no case shall exceed four acres.
- B. The owner shall agree to burn, bury or otherwise dispose of all stumps and brush and to grade the pit in such a manner as not only to eliminate vertical or overhanging banks but also to leave the banks in such shape that they will be kept to a minimum. Without special permission, slopes shall not be left steeper than 1 1/2 to one.
- C. Pits shall not be left in such a condition that erosion of the pit after completion of the work may result in water pollution by silt or other deleterious substances. Pits shall be left in such shape and condition that material will not wash to block or obstruct drainage ways.
- D. Unless the pit is intended to serve and is appropriate to serve as a pond for recreation or other purposes, the area shall be left as free draining as practicable. Within six months of the final operation, unless otherwise permitted:
 - (1) All disturbed area shall be spread; four inches compacted, with the original topsoil or strippings or with some other approved material capable of supporting vegetation.

As Amended March 10, 2026

Generally, where the owner clears trees from pit areas, he may be expected to replant such areas with seedlings. Where seedlings are not required, the owner shall seed the entire area, except where ledge rock is exposed, with a grass mixture approved by the State Highway Department.

(2) Where trees and brush exist between a roadway and a pit, if the owner removes this screening vegetation, he shall replant or set out acceptable growth in a zone along the edge of the pit that will provide a screen.

(3) Unless permission is given by the Selectmen to preserve access roads to pits, such roads shall be obliterated.

ARTICLE VIA. Floodplain Development

[Added 3-9-1999 ATM by Art. 3; amended 3-13-2002 ATM by Art. 2, Question #2; 3-13-2007 ATM by Art. 5 ATM 3-12-2024 Art 9]

§ 229-38. Title; Purpose; Construal of Provisions

This article, adopted pursuant to the authority of RSA 674:16 shall be known as the "Hillsborough Floodplain Development Ordinance." The regulations in this article shall overlay and supplement the regulations in the Hillsborough Zoning Ordinance and shall be considered part of the Zoning Ordinance for purposes of administration and appeals under state law. If any provision of this article differs or appears to conflict with any provision of the Zoning Ordinance or other ordinance or regulation, the provision imposing the greater restriction or more stringent standard shall be controlling.

§ 229-39. Applicability; Maps

[Amended 8-11-2009]

The following regulations in this article shall apply to all lands designated as special flood hazard areas by the Federal Emergency Management Agency (FEMA) in its "Flood Insurance Study for the County of Hillsborough, N.H.," dated June 10, 2026, or as amended, together with the associated Flood Insurance Rate Maps, dated June 10, 2026, or as amended, which are declared to be a part of this article and are hereby incorporated by reference.

§ 229-40. Definitions

The following definitions shall apply only to this article, and shall not be affected by the provisions of any other ordinance of the Town of Hillsborough:

AREA OF SPECIAL FLOOD HAZARD

The land in the floodplain within the Town of Hillsborough subject to a one-percent or greater chance of flooding in any given year The area is designated as Zone A or AE on the Flood Insurance Rate Map.

As Amended March 10, 2026

BASE FLOOD

The flood having a one-percent possibility of being equaled or exceeded in any given year.

BASE FLOOD ELEVATION

The elevation of surface water resulting from the “base flood”.

BASEMENT

Any area of a building having its floor sub grade on all sides

BUILDING

See "structure."

DEVELOPMENT

Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

FEMA The Federal Emergency Management Agency

FLOOD or FLOODING

A general and temporary condition of partial or complete inundation of normally dry land areas from:

- A. The overflow of inland or tidal waters; and
- B. The unusual and rapid accumulation or runoff of surface waters from any source.

FLOOD INSURANCE STUDY

An examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination and determination of mudslide and/or flood-related erosion hazards

FLOOD INSURANCE RATE MAP (FIRM)

An official map incorporated with this article, on which FEMA has delineated both the special flood hazard areas and the risk premium zones applicable to the Town of Hillsborough.

FLOOD OPENING

An opening in a foundation or enclosure wall that allows automatic entry and exit of

floodwaters. See FEMA “Technical Bulletin 1, Openings in Foundation Walls and Walls of Enclosures.”

FLOODPLAIN or FLOOD-PRONE AREA

Any land area susceptible to being inundated by water from any source. (See definition of "flooding.")

FLOOD PROOFING

Any combination of structural and nonstructural additions, changes, or adjustments to structures which reduces or eliminates flood damage to real estate or improved real property, water and sanitation facilities, structures and their contents.

FLOODWAY

See "regulatory floodway."

HIGHEST ADJACENT GRADE

The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure

HISTORIC STRUCTURE

Any structure that is:

- A. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- B. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- C. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
- D. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - (1) By an approved state program as determined by the Secretary of the Interior; or
 - (2) Directly by the Secretary of the Interior in states without approved programs.

LOWEST FLOOR

The lowest floor of the lowest enclosed area (including basement). An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area, is not considered a building's lowest floor; provided that such an enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this article.

MANUFACTURED HOME

A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. For floodplain management purposes, the term "manufactured home" includes park trailers, travel trailers, and other similar vehicles placed on site for greater than 180 consecutive days. This includes manufactured homes located in a manufactured home park or subdivision.

MANUFACTURED HOME PARK OR SUBDIVISION

A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

MEAN SEA LEVEL

The National Geodetic Vertical Datum (NGVD) of 1929, North American Vertical Datum (NAVD) of 1988, or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

NEW CONSTRUCTION

For the purposes of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, "new construction" means structures for which the start of construction commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

RECREATIONAL VEHICLE

- A. Built on a single chassis;
- B. Four hundred square feet or less when measured at the largest horizontal projection;
- C. Designed to be self-propelled or permanently towable by a light-duty truck; and
- D. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use.

REGULATORY FLOODWAY

The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

SPECIAL FLOOD HAZARD AREA

See "area of special flood hazard."

START OF CONSTRUCTION

Includes substantial improvements, and means the date the building permit was issued, provided that the actual start of construction, repair, reconstruction, placement or other improvement was within 180 days of the permit date. The "actual start" means either the first placement of permanent construction of a structure on site, such as the pouring of slab or footings, the installation of piles, the construction of columns or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or part of the main structure.

STRUCTURE

For floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.

SUBSTANTIAL DAMAGE

Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50% of the market value of the structure before the damage occurred.

SUBSTANTIAL IMPROVEMENT

Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage," regardless of the actual repair work performed. The term does not, however, include either:

- a. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official, and which are the minimum necessary to assure safe living conditions; or

- b. Any alteration of a “historic structure,” provided that the alteration will not preclude the structure's continued designation as a “historic structure.”

VIOLATION

The failure of a structure or other development to be fully compliant with the community’s floodplain management regulations, a structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in 44 CFR 60.3(b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4), or (e)(5) is presumed to be in violation until such time as that documentation is provided.

WATER SURFACE ELEVATION

The height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, North American Vertical Datum (NAD) of 1988, (or other datum, where specified), of floods of various magnitudes and frequencies in the floodplains.

§ 229-41. Building permit required.

All proposed developments in any special flood hazard areas shall require a building permit.

§ 229-42. Review of building permit applications; construction requirements

The Code Enforcement Officer shall review all building permit applications for new construction or substantial improvements to determine whether proposed building sites will be reasonably safe from flooding. If a proposed building site is located in a special flood hazard area, all new construction or substantial improvements shall:

- A. Be designed (or modified) and adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;
- B. Be constructed with materials resistant to flood damage;
- C. Be constructed by methods and practices that minimize flood damages; and
- D. Be constructed with electrical, heating, ventilation, plumbing and air-conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

§ 229-42.1. Water, sewer and on-site waste disposal systems

Where new or replacement water and sewer systems (including on-site systems) are proposed in a special flood hazard area, the applicant shall provide the Code Enforcement Officer with assurance that these systems will be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into floodwaters, and on-site waste disposal systems will be located to avoid impairment to them or contamination from them during periods of flooding.

§ 229-42.2. As-Built Elevation Information; Certification of Flood Proofing

A. For all new or substantially improved structures located in Zone A or AE, the applicant shall furnish the following information to the Code Enforcement Officer:

- (1) The as-built elevation (in relation to mean sea level) of the lowest floor (including basement) and include whether or not such structures contain a basement.
- (2) If the structure has been flood proofed, the as-built elevation (in relation to mean sea level) to which the structure was flood proofed.
- (3) Any certification of flood proofing.

B. the Code Enforcement Officer shall maintain for public inspection and shall furnish such information upon request.

§ 229-42.3. Approval by other Governmental Agencies

The Code Enforcement Officer shall not grant a building permit until the applicant certifies that all necessary permits have been received from those governmental agencies from which approval is required by federal or state law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. § 1334.

§ 229-42.4. Alteration or relocation of watercourses

A. In riverine situations, prior to the alteration or relocation of a watercourse, the applicant for such authorization shall notify the Wetlands Bureau of the New Hampshire Department of Environmental Services and submit copies of such notification to the Code Enforcement Officer, in addition to the copies required by RSA 482-A:3. Further, the applicant shall be required to submit copies of said notification to those adjacent communities as determined by the Code Enforcement Officer, including notice of all scheduled hearings before the Wetlands Bureau .

B. The applicant shall submit to the Code Enforcement Officer certification provided by a registered professional engineer, assuring that the flood-carrying capacity of an altered or relocated watercourse can and will be maintained.

C. Along watercourses with a designated regulatory floodway no encroachments, including fill, new construction, substantial improvements and other development, are allowed within the floodway unless it has been demonstrated through hydrologic or hydraulic analyses performed in accordance with standard engineering practices that the proposed encroachment would not result in any increase in flood levels within the community during the base flood discharge.

D. Until a regulatory floodway is designated along watercourses, no new construction, substantial improvements or other development (including fill) shall be permitted within Zone AE on the FIRM, unless it is demonstrated by the applicant that the cumulative effect of the

proposed development, when combined with all existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community. The Building Inspector shall obtain, review, and reasonably utilize any floodway data available from federal, state, or other sources as criteria for requiring that all development located in Zone A meet the following floodway requirement: "No encroachments, including fill, new construction, substantial improvements, and other development are allowed within the floodway that would result in any increase in flood levels within the community during the base flood discharge."

§ 229-42.5. Determination of and Development in Special Flood Hazard Areas

A. In special flood hazard areas, the Code Enforcement Officer shall determine the base flood elevation in the following order of precedence according to the data available:

- (1) In Zone AE, refer to the elevation data provided in the community's Flood Insurance Study and accompanying FIRM.
- (2) In Zone A, the Code Enforcement Officer shall obtain, review and reasonably utilize any base flood elevation, data available from any federal, state or other source, including data submitted for development proposals submitted to the community (i.e., subdivisions, site approvals). Where a base flood elevation is not available or not known for Zone A, the base flood elevation shall be determined to be at least 2 feet above the highest adjacent grade.

B. The Code Enforcement Officer's base flood elevation determination will be used as criteria for requiring in Zones A and AE that:

- (1) All new construction or substantial improvements of residential structures have the lowest floor (including basement) elevated to or above the base flood elevation.
- (2) All new construction or substantial improvements of nonresidential structures have the lowest floor (including basement) elevated to or above the base flood elevation; or, together with attendant utility and sanitary facilities, shall:
 - (a) Be flood proofed so that, below the base flood elevation, the structure is watertight with walls substantially impermeable to the passage of water.
 - (b) Have structural components capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy; and
 - (c) Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions of this section.

- (3) All manufactured homes to be placed or substantially improved within special flood hazard areas shall be elevated on a permanent foundation such that the lowest floor of the

manufactured home is at or above the base flood level; and be securely anchored to resist flotation, collapse or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces.

(4) All recreational vehicles placed on sites within Zones AE and A shall either:

(a) Be on the site for fewer than 180 consecutive days.

(b) Be fully licensed, on wheels or jacking system, attached to the site only by quick disconnect type utilizes and security devices, and have no permanently attached additions.; or

(c) Meet all standards of this ordinance and the elevation and anchoring requirements for manufactured homes in this ordinance.

(5) For all new construction and substantial improvements, fully enclosed areas below the lowest floor that are subject to flooding are permitted, provided that they meet the following requirements: the enclosed area is unfinished or flood resistant, usable solely for the parking of vehicles, building access or storage; the area is not a basement; the area shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwater. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria:

(a) A minimum of two flood openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.

(b) The bottom of all openings shall be no higher than one foot above grade.

(c) Openings may be equipped with screens, louvers or other coverings or devices, provided that they permit the automatic entry and exit of floodwater.

§ 229-42.6. Appeals; Variances; Notification of Applicant

A. Any order, requirement, decision or determination of the Code Enforcement Officer made under this article may be appealed to the Zoning Board of Adjustment as set forth in RSA 676:5.

B. If the applicant, upon appeal, requests a variance as authorized by RSA 674:33, I, the applicant shall have the burden of showing, in addition to the usual variance standards under state law:

(1) That the variance will not result in increased flood heights, additional threats to public safety, or extraordinary public expense.

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(2) That, if the requested variance is for activity within a designated regulatory floodway, no increase in flood levels during the base flood discharge will result.

(3) That the variance is the minimum necessary, considering the flood hazard, to afford relief.

C. The Zoning Board of Adjustment shall notify the applicant in writing that the issuance of a variance to construct below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage, and such construction below the base flood level increases risks to life and property. Such notification shall be maintained with a record of all variance actions.

D. The community shall maintain a record of all variance actions, including the justification for their issuance, and shall report such variances issued in its annual or biennial report to FEMA's Federal Insurance Administrator.

ARTICLE VII Nonconforming Uses

§ 229-43. Continuation

A legal use, existing at the time of the adoption of this chapter, may continue as a nonconforming use, provided that:

- A. Such use cannot be resumed after a discontinuance of one year.
- B. A building used for a nonconforming use may be maintained or renovated but may not be structurally increased beyond original dimensions, except for the following: residential usage in the commercial zone where the footprint may be increased, provided that no additional dwelling units are created and the physical specifications are being met. It is also recognized that a rate of 50% of commercial space to residential would not apply.
- C. When partially or completely destroyed by fire or act of God, a building employed for nonconforming use may be rebuilt for the same use and of the same equivalent size if completed in one year.

§ 229-44. (Reserved)

Editor's Note: Former § 229-44, Lots of record, was repealed 3-8-2005 by Art. 4.

§ 229-45. (Reserved)

§ 229-46. (Reserved)

§ 229-47. (Reserved)

§ 229-48. (Reserved)

ARTICLE VIII Board of Adjustment

§ 229-49. Continuation

The Board of Adjustment, as established, is hereby continued as such. The word "Board" when used in this article shall be construed to mean the Board of Adjustment.

A. Membership. The Board shall consist of five members appointed by the Selectmen, each to be appointed for three years. The terms shall be arranged so that no more than two appointments occur annually.

B. Alternate membership. The Selectmen shall appoint not more than five alternate members to the Board.

C. Meetings. Regular and special meetings of the Board shall be held at the call of the Chairman or of a majority of the members of the Board at such time as the Chairman or a majority of the members of the Board may determine. The presence of three members shall be necessary for a quorum.

D. Organization.

(1) Rules of procedure. As required by New Hampshire RSA 676:1, the Board shall adopt rules of procedure.

(2) Minutes. The Secretary shall keep minutes of the proceedings, showing the vote of each member upon every question or, if absent or failing to vote, indicating the fact.

(3) Annual election of officers. The Board shall annually elect a Chairman, Vice-Chairman and Secretary.

§ 229-50. Powers and Duties

[Amended 3-08-2016 ATM Art 10]

The powers and duties of the Board shall be as prescribed by New Hampshire RSA 674:33, as amended. The powers and duties are:

A. Administrative Appeals. To hear and decide appeals where it is alleged that there is error in any order, requirement, decision, or determination made by any administrative official in the enforcement of this chapter. In exercising this power, the Board may reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination appealed from and may make such order or decision as ought to be made and to that end shall have all the powers of the officer from whom the appeal is taken. An appeal stays all legal and/or administrative proceedings under the action appealed from unless the officer from whom the appeal is taken certifies to the Board, after notice of appeal shall have been filed with him, that, by reason of facts stated in the certificate, a stay would, in his opinion, cause imminent

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peril to life or property. In such case, proceedings shall not be stayed otherwise than by a restraining order which may be granted by the Board or by the Superior Court on notice to the officer from whom the appeal is taken and for cause shown.

B. Variances. To authorize upon appeal in specific cases variances from the terms of this chapter. No variance shall be granted unless each of the provisions of RSA 674:33 I (b) are met. The expiration of variances shall be as stated in 674:33 I (a).

C. Special Exceptions. To hear and decide Special Exceptions to the terms of this chapter upon which such Board is required to pass under this chapter.

1. The ZBA shall hear and decide requests for Special Exceptions that are specifically authorized in Table 4 Chart of Uses.
2. The ZBA shall grant a request for a Special Exception only where a majority of the Board votes that each of the following has been found.
 - a. The use requested is specifically authorized by Special Exception in the Ordinance.
 - b. The requested use will not create undue traffic congestion or unduly impair pedestrian safety.
 - c. The requested use will not overload any public or private water, drainage, or sewer system or any other municipal system, nor will there be any significant increase in storm water runoff onto adjacent property or streets.
 - d. The requested use will not create excessive demand for municipal police, fire protection, schools, or solid waste disposal services.
 - e. Any requirements and standards for the specific use as set forth in the Zoning Ordinance are fulfilled.
 - f. The requested use will not create hazards to the health, safety, or general welfare of the public, nor be detrimental to or out of character with the adjacent neighborhood.
 - g. The requested use is consistent with the spirit and intent of this Ordinance and the Master Plan.
3. The applicant bears the burden of presenting evidence sufficient to allow the ZBA to make findings required to support the granting of a Special Exception.
4. Expiration of Special Exceptions shall be as stated in RSA 674:33 IV.

§ 229-51. Applications

- A. Forms. Applications to the Board for an administrative appeal, variance or special exception shall be made on forms provided by the Board in compliance with procedures established by the Board.
- B. Fees. The application shall be accompanied by whatever fees are required by the Board to defray its costs.
- C. Plans and information. The application shall be accompanied by whatever plans and other information are required by the Board.
- D. Posting of procedures. The Board shall post its application procedures, fees and informational submittal requirements in a public place and file the same with the Town Clerk.

§ 229-52. Hearings and Notice

- A. Public hearing. The Board shall hold a public hearing on each application.
- B. Abutters notice. The applicant and all abutters shall be notified of the public hearing by certified mail. Such notice shall be given not less than five days nor more than 30 days before the date of the hearing.
- C. Public notice. Public notice of the hearing shall be posted in at least two public places and shall be published in a newspaper of general circulation in the Town of Hillsborough not less than five nor more than 30 days before the date of the hearing.

§ 229-53. Hearing Procedure

- A. Conduct. All hearings shall be conducted in accordance with the rules of procedure adopted by the Board.
- B. Witnesses. The Chairman shall have the power to administer oaths and compel the attendance of witnesses.
- C. Testimony. The Board shall hear all abutters who desire to testify and all non-abutters who can demonstrate that they are affected directly by the application under consideration. The Board may hear such others as it deems appropriate.
- D. Burden of persuasion. The applicant bears the burden of introducing sufficient evidence, through testimony or otherwise, to persuade the Board that the application should be granted.
- E. Conflicts of interest. No member of the Board shall sit upon the hearing of any question which the Board is to decide in a judicial capacity if that member would be disqualified for any cause to act as a juror upon the trial of the same matter in any action at law. Reasons for disqualification do not include exemption from service as a juror or knowledge of the facts

involved gained in the performance of the member's official duties. If a member is disqualified or unable to act in any particular case pending before the Board, the Chairman shall designate an alternate to act in his place.

F. Joint hearings with Planning Board. In accordance with NH RSA 676:2, as amended, the Board of Adjustment and the Planning Board may hold joint meetings and hearings when the subject matter of an application is within the responsibilities of both Boards. Each Board shall be responsible for rendering a decision on the subject matter which is within its jurisdiction.

§ 229-54. Decisions

A. Powers of Board. In exercising its powers, the Board may reverse or affirm, wholly or in part, or may modify the order, requirement, decision or determination appealed from and may make such order or decision as ought to be made and, to that end, shall have all the powers of the administrative official from whom the appeal is taken.

B. Majority vote. The concurring vote of three members of the Board shall be necessary to reverse any action of the administrative official or to decide in favor of the applicant on any matter on which it is required to pass.

C. Special conditions. In granting any appeals, variances or special exceptions, the Board may attach whatever conditions it deems necessary to the approval decision in order to assure compliance with the purposes of this chapter.

D. Issuance of decision.

(1) Written decisions. The Board shall issue a final written decision which either approves or disapproves an application. If the application is not approved, the Board shall provide the applicant with written reasons for the disapproval.

(2) Filing of decisions. Whenever the Board issues a decision, it shall be placed on file with the Town Clerk and made available for public inspection within 72 hours after the decision is made.

§ 229-55. Rehearing's; Appeals.

A. As provided by New Hampshire RSA 677:2, as amended, within 30 days after any order or decision of the Board, any party to the action or proceeding or any person directly affected by it may apply for a rehearing.

B. the Board shall either grant or deny a rehearing within 10 days of receiving the request or may suspend the order or decision complained of pending further consideration. Appeals to the New Hampshire Supreme Court may be taken pursuant to New Hampshire RSA 677:4, as amended, within 30 days after the action complained of has been recorded.

§ 229-56. (Reserved)

§ 229-57. (Reserved)

ARTICLE IX Administration and Enforcement

§ 229-58. Administering Agency

It shall be the duty of the Selectmen of the Town of Hillsborough to administer and enforce this chapter. They may, in their discretion, appoint a Building Inspector to administer and enforce this chapter.

§ 229-59. Building Permits

[Amended 3-12-1991 ATM by Art. 2; 3-8-2005 ATM by Art. 5; ATM 3-15-2017 ART. 4 Amended ATM 3-10-26 Art 8]

- A. Building permits required. Upon passage of this chapter, no person may commence excavation or construction for a new building or addition to an existing building until a building permit is issued by the Selectmen or their agent. This permit must certify that the proposed construction complies with the provisions of this chapter. For residential construction, an application for permit must be issued or denied within 30 days. For nonresidential construction, an application must be acted on within 60 days.
 - 1. Building Permits on Class VI Roads shall be in compliance with RSA 674:41 I(c) (3) which states “ Prior to the issuance of a building permit, prove the lot and any building thereon is insurable”.
- B. Building permit fees. The Board of Selectmen is hereby authorized to establish reasonable building permit fees and to revise and amend those fees as necessary, provided that no fees may be established, amended or revised without a public hearing with 10 days' published and posted notice. Said notice shall contain a listing of all proposed fees. The Selectmen shall establish fees to sufficiently offset the administration and enforcement of the Building Code.
- C. Building permit applications. No application for a building permit shall be accepted or approved unless it is filed in writing on a form prescribed by the Selectmen, accompanied by the required permit fee and accompanied by whatever information, including drawings, the Selectmen may reasonably establish as necessary for the review of such applications.
- D. Stakes and markers. No applications for a building permit shall be approved until stakes or markers shall be fixed on the lot to indicate the location of lot lines and all corners of building(s), structure(s) and alterations proposed.
- E. Building Permit conditions. The Selectmen or duly authorized Building Inspector may attach conditions which they deem necessary to the enforcement of this chapter to the issuance of a building permit.

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- F. Revocation of building permit. The Selectmen or duly authorized Building Inspector may suspend or revoke any building permit upon determining that the work or project in process is not in conformity with the permit as granted or is otherwise in violation of the terms of this chapter. In event of such suspension or revocation of a building permit, the work or project concerned shall immediately cease or legal action to enforce such cessation shall forthwith be taken by the Selectmen or duly authorized Building Inspector.
- G. The Zoning Board of Adjustment shall serve as the Building Code Board of Appeals
- H. A building permit for a building, structure, alteration or proposed land use or otherwise shall become void if the work is not substantially started and completed with all reasonable due diligence within 1 year. For new buildings, the commencement of work shall be considered to be the completion of the foundation.
- I. Renewal of building permit. A building permit under which work has commenced may be renewed for an additional year for a renewal fee to be established by the Selectmen as per Subsection **B** above.
- J. Procedure for Approval of Building Permits in the Historic District shall be per the requirements in RSA 676:8-9 See also Article XV of the town of Hillsborough Zoning Ordinance. Adopted ATM 3-10-2020
- K. Temporary Use of Manufactured Housing:
 - 1. In the event of a catastrophe rendering an existing dwelling unusable, a manufactured home may be temporarily allowed on an occupied or unoccupied lot in all zones for a period not to exceed 12 months, to allow for repair or rebuilding of a dwelling, provided that safe and adequate sewage and a safe water supply can be provided and that a valid building permit has been issued.
 - 2. During the period of construction of a new home, a manufactured home may be temporarily allowed on the lot for a period not to exceed twelve (12) months, provided that safe and adequate sewage and a safe water supply can be provided and that a valid building permit has been issued.

§ 229-60. Enforcement

- A. Enforcing authorities. It shall be the duty of the Selectmen of the Town of Hillsborough to enforce this chapter. The Selectmen may delegate enforcement authority to the Building Inspector. Where necessary, the Selectmen or the Building Inspector may retain legal counsel to assist with enforcement proceedings.
- B. Cease and desist orders. The Selectmen or the duly authorized Building Inspector may issue violation and cease and desist orders personally. The Selectmen may take all actions deemed necessary by them to enforce this chapter or to prevent violations thereof.

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C. Penalties. Penalties for violation of these regulations shall be as provided by New Hampshire RSA 676:17, as amended. Any person who violates any of these regulations:

(1) Shall be guilty of a misdemeanor if a natural person or guilty of a felony if any other person.

(2) Shall be subject to a civil penalty not to exceed \$100 for each day that such violation is found to continue after the conviction date or after the date on which the violator receives written notice from the municipality that he is in violation, whichever is earlier.

D. Injunctive relief. In addition to other remedies provided by law, the Selectmen, Building Inspector or legal counsel may institute injunction, mandamus, abatement or any other appropriate action or proceeding to prevent or abate or remove erections, construction, alterations or reconstructions that are in violation of this chapter.

E. Recovery of legal costs. As permitted by New Hampshire RSA 676:17, the Selectmen shall seek to recover all costs and reasonable attorney's fees in any legal action necessary to enforce this chapter.

§ 229-61. Commercial/Multi Family/Combined Use site maintenance in the Commercial Zone and Central Business District. Adopted ATM 3-10-2020

Purpose

A healthy commercial base is essential to the vitality and overall health and welfare of the residents of Hillsborough. Well maintained and attractive Central Business District and Commercial zones attract desirable businesses and bring focus to the town's natural and historic assets. Well maintained businesses and property encourage businesses to locate to Hillsborough, attract tourists, supports property values, and ultimately benefit the commercial base and the quality of life for the residents of Hillsborough.

Site Maintenance Requirements

A. Any owner of a commercial, multi family or combined use property within the Central Business District or Commercial zones of the Town, whether or not such property has an approved site plan, shall maintain such property in such a way that it will enhance the property and not detract from the neighboring properties. Items to be maintained shall include, but are not limited to:

(1) Existing parking lots shall be maintained and repaired as necessary.

(2) Striping for all parking, fire lanes and any necessary directional arrows shall be maintained as per approved site plan or per the Code Enforcement Officer in compliance with the Town's Zoning Ordinance and Site Plan Regulations.

(3) All exterior street facing surfaces and facades shall be maintained in accordance with their material.

- (4) Signage shall not be DILAPIDATED per Chapter 239-35-B Definition DILAPIDATED SIGNS
- (5) Dumpsters shall be maintained, placed on pavement or concrete pad and secured with fencing of at least six (6) feet high sufficient to block the dumpster and its contents from view from public streets and adjacent properties at ground level. There shall be no trash or other debris left around the property.
- (6) Landscaping (i.e., trees, shrubs, grass/lawns) shall be regularly pruned; dead shrubs, branches and/or trees shall be removed and replaced; landscaped areas shall be regularly weeded and mulched; and lawn areas shall be regularly mowed
- (7) Any other conditions that may be applicable to comply with an approved site plan.

B. Annual property inspections may be required by the Code Enforcement Officer to determine compliance with this section, any approved site plan and/or any other applicable regulations. Failure to comply, once notified of a violation, may result in fines and/or penalties per Chapter 229-60 Enforcement.

§ 229-62. (Reserved)

ARTICLE X. Miscellaneous Provisions

§ 229-63. Amendments

Amendment to this chapter whether by Selectmen or Planning Board or by petition of the people shall be acted upon in accordance with New Hampshire RSA 675:1 through 675:9, as amended.

§ 229-64. Mandatory review

It shall be the duty of the Planning Board and the Board of Adjustment, acting jointly, within two years of the passage of this chapter and every two years thereafter, to thoroughly examine and review this chapter and, where in their judgment it is necessary or desirable, to submit to the people such deletions, amendments or additions as may improve the equity or effectiveness of this chapter.

§ 229-65. Severability

Should any provision of this chapter be declared invalid by the courts, such decision shall not affect the validity of this chapter as a whole, nor any other section or provision thereof.

§ 229-66. When Effective

This chapter shall become effective upon passage.

ARTICLE XI Sexually Oriented Businesses

[Added by the ATM 3-14-2000 by Art. 2]

§ 229-67. Authority

This article was adopted by the Town of Hillsborough on March 14, 2000, in accordance with the authority as granted in New Hampshire Revised Statutes Annotated 674:16 and 674:21 and procedurally under the guidance of 675:1, II. It was Article 2 of the 2000 Warrant.

§ 229-68. Purpose and Goals

This article is enacted in order to regulate the adverse secondary effects of sexually oriented businesses in the interest of public health, safety and welfare. The provisions of this article have neither the purpose nor the effect of imposing limitations or restrictions on the content of any communicative material, including sexually oriented material; and it is not the intent nor effect of this article to restrict or deny access by adults to sexually oriented materials protected by the First Amendment, or to deny access by the distributors and exhibitors of sexually oriented entertainment to their intended market; and, neither is it the intent nor effect of this article to condone or legitimize the distribution of obscene material. The intent of this article includes, but is not limited to:

- A. Establishment of reasonable and uniform regulations to prevent the concentration of sexually oriented businesses within the Town of Hillsborough.
- B. Prevention of crime, blight, deterioration and property devaluation in the Town of Hillsborough that is associated with the concentration of sexually oriented businesses and that is intensified when sexually oriented businesses are located in close proximity to establishments selling or serving alcoholic beverages.
- C. Separation of incompatible uses, such as residences, churches, schools, parks, and day care facilities, from sexually oriented businesses.

§ 229-69. Definitions

As used in this article, the following terms shall have the meanings indicated:

SEXUALLY ORIENTED BUSINESS

Any place of business at which any of the following activities is conducted:

A. ADULT BOOKSTORE OR ADULT VIDEO STORE:

(1) A business that devotes more than 15% of the total display, shelf, rack, table, stand or floor area utilized for the display and sale of the following:

- (a) Books, magazines, periodicals, films, motion pictures, videocassettes, slides, tapes, records, CD-ROM or other forms of visual or audio

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representations which meet the definition of "harmful to minors" and/or "sexual conduct" as set forth in RSA 571-B:1; or

(b) Instruments, devices or paraphernalia which are designed for use in connection with "sexual conduct" as defined in RSA 571-B:1.

(2) An adult bookstore or adult video store does not include an establishment that sells books or periodicals as an incidental or accessory part of its principle stock and trade and does not devote more than 15% of the total floor area of the establishment to the sale of books and periodicals.

B. ADULT MOTION PICTURE THEATER — An establishment with the capacity of five or more persons where, for any form or consideration, films, motion pictures, videocassettes, slides or similar photographic reproductions are shown and in which a substantial portion of the total presentation time is devoted to the showing of material which meets the definition of "harmful to minors" and/or "sexual conduct" as set forth in RSA 571-B:1, for observation by patrons. For Subsections B, C, D, E, F and G, a substantial portion shall mean the presentation of films or shows described above for viewing on more than seven days within any thirty-consecutive-day period.

C. ADULT MOTION PICTURE ARCADE — Any place to which the public is permitted or invited wherein coin- or slug- or electronically, electrically or mechanically controlled still- or motion-picture machines, projectors or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time, in which a substantial portion of the total presentation time of the images so displayed is devoted to the showing of material which meets the definition of "harmful to minors" and/or "sexual conduct" as set forth in RSA 571-B:1.

D. ADULT DRIVE-IN THEATER — An open lot or part thereof, with appurtenant facilities, devoted primarily to the presentation of motion pictures, films and theatrical productions, for any form or consideration, to persons in motor vehicles or on outdoor seats, in which a substantial portion of the total presentation time of the images so displayed is devoted to the showing of material which meets the definition of "harmful to minors" and/or "sexual conduct" as set forth in RSA 571-B:1.

E. ADULT CABARET — A nightclub, bar, restaurant or similar establishment which, during a substantial portion of the total presentation time features live performances which meet the definition of "harmful to minors" and/or "sexual conduct" as set forth in RSA 571-B:1, and/or feature films, motion pictures, videocassettes, slides or other photographic reproductions, which a substantial portion of the total presentation time of which is devoted to the showing of material which meets the definition of "harmful to minors" and/or "sexual conduct" as set forth in RSA 571-B:1.

F. ADULT MOTEL — A motel or similar establishment offering public accommodations for any form of consideration which provides patrons with closed circuit television transmissions, films, motion pictures, videocassettes, slides or other

photographic reproductions, a substantial portion of the total presentation time of which is distinguished or characterized by an emphasis on the depiction or description of materials which meet the definition of "harmful to minors" and/or "sexual conduct" as set forth in RSA 571-B:1.

G. ADULT THEATER — A theater, concert hall, auditorium or similar establishment, either indoor or outdoor in nature, which, for any form or consideration, regularly features presentation time which is distinguished or characterized by an emphasis on activities which meet the definition of "harmful to minors" and/or "sexual conduct" as set forth in RSA 571- B:1.

H. NUDE MODEL STUDIO — A place where a person who appears in a state of nudity or displays male genitals in a state of sexual arousal and/or the vulva or more intimate parts of the female genitals and is observed, sketched, drawn, painted, sculptured, photographed or similarly depicted by other persons who pay money or any form of consideration or such display is characterized by an emphasis on activities which meet the definition of "harmful to minors" and/or "sexual conduct" as set forth in RSA 571-B:1.

I. SEXUAL ENCOUNTER CENTER — A business or commercial enterprise that, as one of its primary business purposes, offers for any form or consideration:

- (1) Physical contact in the form of wrestling or tumbling between persons of the opposite sex;
- (2) Activities between male and female persons and/or persons of the same sex when one or more of the persons is in the state of nudity; or
- (3) Where the activities in Subsection I(1) or (2) is characterized by an emphasis on activities which meet the definition of "harmful to minors" and/or "sexual conduct" as set forth in RSA 571-B:1.

§ 229-70. Siting standards

A. General. Sexually oriented businesses, as defined above, are only permitted within the Commercial District as a special exception which must be reviewed by the Zoning Board of Adjustment and must comply with § 229-50C of the Town Code. All other applicable regulations, including site plan review, must be satisfied prior to approval. In addition to applicable regulations found elsewhere, the following standards also apply to all sexually oriented businesses as defined above:

- (1) No sexually oriented business shall be permitted within 1,000 feet from any residence, apartment or manufactured home.
- (2) No sexually oriented business shall be permitted within 1,000 feet from any church, place of worship, parish house or convent, public, parochial or private school, kindergarten, day-care center or public sports/recreation parks.

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(3) No sexually oriented business shall be located within 1,000 feet of the boundaries of the Town.

(4) No sexually oriented business shall be located within 1,000 feet of a municipally owned property.

(5) No sexually oriented business shall be permitted within 1,000 feet of another existing or proposed sexually oriented business; and no sexually oriented business shall be permitted within a building, premise, structure or other facility that contains a sexually oriented business as defined above.

(6) No sexually oriented business shall be permitted within 1,000 feet of an establishment that sells or serves alcoholic beverages.

(7) The hours of operation shall only be between 10:00 am and 11:00 p.m., Monday through Saturday, and 12:00 noon to 9:00 p.m. on Sundays.

(8) Parking shall be one space per patron based on the occupancy load as established by local and state fire, building or health codes, whichever is greater, plus one space per employee on the largest shift.

(9) The site shall be maintained daily in a condition that is free and clear of any sexual paraphernalia or packaging.

(10) Sexually oriented businesses shall be limited to one sign not to exceed 24 square feet in size. Signs shall not include nudity or include references or images depicting activities which meet the definition of "harmful to minors" and/or "sexual conduct" as set forth in RSA 571-B:1.

(11) All visual and audio representations which meet the definition of "harmful to minors" and/or "sexual conduct" as set forth in RSA 571-B:1 shall not be visible and/or audible in any fashion whatsoever from the exterior of the building within which the sexually oriented business is located.

B. Measure of distance. The required distances of sexually oriented businesses from various locations, as defined in this section, shall be measured in a straight line between the closest structural walls, without regard to intervening structures.

§ 229-71. Enforcement

Enforcement of this article shall be in accordance with Chapter 676 of the New Hampshire Revised Statutes Annotated and the Hillsborough Zoning Ordinance. Any person in violation of this article of this chapter shall be subject to punishment in accordance with referenced provisions.

ARTICLE XII Telecommunications

[Added 3-14-2000 ATM by Art. 3; amended 3-13-2002 ATM by Art. 2, Question #3]

§ 229-72. Authority

This article was adopted by the Town of Hillsborough on March 14, 2000, in accordance with the authority as granted in New Hampshire Revised Statutes Annotated 674:16 and 674:21 and procedurally under the guidance of 675:1, II. It was Article 3 of the 2000 Warrant.

§ 229-73. Purpose and Goals

This article is enacted in order to establish general guidelines for the siting of telecommunications facilities and to enhance and fulfill the following goals:

- A. Preserve the authority of the Town of Hillsborough to regulate and to provide for reasonable opportunity for the siting of telecommunications facilities, by enhancing the ability of providers of telecommunications services to provide such services to the community quickly, effectively and efficiently.
- B. Reduce adverse impacts such facilities may create, including but not limited to impacts on aesthetics, quality of life, environmentally sensitive areas, historically significant locations, flight corridors, health and safety by injury to person and property and prosperity through protection of property values.
- C. Minimize the impact of all facilities singularly or in aggregate through an assessment of technology, current locational options, future available locations, innovative siting techniques, including collocation, and siting possibilities beyond the political jurisdiction of the Town.
- D. Permit the construction of new towers only where all other reasonable opportunities have been exhausted and to encourage the users of telecommunications facilities to configure them in a way that minimizes the adverse visual impact of the towers and antennas.
- E. Require cooperation, including collocation when appropriate, to the highest extent possible, between competitors in order to reduce cumulative negative impacts upon the Town.
- F. Provide for and verify proper maintenance and safety management for any and all facilities.
- G. Provide for the removal of abandoned facilities that no longer comply with safety standards and the Town Code and provide a mechanism for the Town of Hillsborough to remove these abandoned towers to protect the citizens from imminent harm and danger.
- H. Provide for the removal or upgrade of facilities that are technologically outdated.

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§ 229-74. Definitions

As used in this article, the following terms shall have the meanings indicated:

ANTENNA

Any apparatus designed for telephonic, radio, television, personal communications service (PCS), pager network or any other communications through the sending and/or receiving of radio frequency electromagnetic waves.

AVERAGE TREE CANOPY HEIGHT

The average height above ground level of all trees over a specified height within a fifty-foot radius of the center of the mount of a telecommunications facility, such average to be determined by inventorying the trees to remain after the construction of the telecommunications facility

CAMOUFLAGE

A camouflaged telecommunications facility is one that is disguised, hidden, part of an existing or proposed structure, or placed within an existing or proposed building or structure.

CAMOUFLAGE DESIGN

Any design employed for a telecommunications facility that disguises the facility as a structure which may be commonly found in the surrounding area such as, but not limited to, flagpoles, farm silos, ranger or forest fire watch towers, or artificial trees.

FAA

An acronym that shall mean the Federal Aviation Administration

FCC

An acronym that shall mean the Federal Communications Commission

HEIGHT

When referring to a tower or other structure, the distance measured from ground level of the natural grade to the highest point on the tower or other structure, including all appurtenances, such as antennas, beacons, or lightning rods.

MOUNT

The structure or surface upon which antennas are mounted and include roof-mounted, side-mounted, ground-mounted, and structure-mounted types

PLANNING BOARD or BOARD

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The Town of Hillsborough Planning Board and the regulator of this article

PREEXISTING FACILITIES

Any telecommunications facility lawfully constructed or permitted prior to the adoption of this article and any telecommunications facility lawfully constructed in accordance with this article.

TELECOMMUNICATIONS FACILITIES

A facility consisting of antennas, telecommunications equipment, interconnecting cables and other related components, such as towers, mounts, shelters, equipment cabinets, or utility interfaces that provide communications for a licensed service provider.

TELECOMMUNICATIONS SERVICES

Any wireless telecommunications services, and commercial mobile services, including cellular telephone services, personal communication services, and mobile and radio paging services as defined in the Federal Telecommunications Act of 1996, 47 U.S.C. Section 332 (c)(7)(C)(i).

TOWER

Any structure that is designed and constructed primarily for the purpose of supporting one or more antennas, including self-supporting lattice towers, guy towers or monopole towers. The term includes radio and television transmission towers, microwave towers, common-carrier towers, cellular telephone towers, or alternative structures not designed to look like a tower, and the like.

§ 229-75. Siting Standards

A. General. The uses listed in this section are deemed to be permitted uses that may require further review under this article in accordance with § 229-78, Conditional use permits. However, all such uses must comply with other applicable ordinances and regulations of the Town of Hillsborough (including site plan review). Editor's Note: See Ch. 185, Site Plan Review. The following tables represent the siting standards for the listed uses as delineated by the districts in which they are located in the Town.

(1) Principal or secondary use. Subject to this article, an applicant who successfully obtains permission to site under this article as a second and permitted use may construct telecommunications facilities in addition to the existing permitted use. Antennas and towers may be considered either principal or secondary uses. A different existing use or an existing structure on the same lot shall not preclude the installation of an antenna or tower on such lot. For purposes of determining whether the installation of a tower or antenna

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complies with district development regulations, including but not limited to setback requirements, lot coverage requirements and other such requirements, the dimensions of the entire lot shall control, even though the antennas or towers may be located on an easement or leased parcels within such lots. Towers that are constructed and antennas that are installed in accordance with the provisions of this article shall not be deemed to constitute the expansion of a nonconforming use or structure, nor shall such facilities be deemed to be an accessory use.

B. Use districts.

[Amended 3-11-2003 ATM by Art. 5; 3-14-2006 ATM by Art. 5]

District	New Tower Construction ¹	Installation on Preexisting Tower ²	Installation on Existing Structure ³
Central Business	X	PCU	PCU
Commercial	PCU	PCU	PCU
Historic	X	X	X
Residential	X	PCU	PCU
Rural	PCU	PCU	PCU
Village Residential	X	PCU	PCU
Lower Village Residential	X	PCU	PCU
Emerald Lake Village Residential District,	X	PCU	PCU

NOTES:

PCU = Permitted use with conditional use permit

X = Prohibited

¹An antenna may be located on a tower, newly constructed, under this article.

District	New Tower Construction ¹	Installation on Preexisting Tower ²	Installation on Existing Structure ³
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²An antenna may be located on a preexisting tower, constructed prior to the adoption of this article.

³An antenna may be located on other existing structures under this article.

C. Height limitation.

(1) General. Subject to any stricter standards as set forth below, a tower shall not exceed 90 feet in height, measured as the vertical distance from the average finished grade surrounding the facility, to its highest point, including all attachments.

(2) Telecommunications facilities in wooded areas. A telecommunications tower located in a wooded area shall not project higher than 20 feet above the average tree canopy height of the proposed site. Further, a telecommunications facility located in a wooded area must be camouflaged to blend in with the natural character of such area and must have a camouflage design in order to make the facility less obtrusive to surrounding properties and the community. Appropriate examples of camouflage design for wooded areas include: ranger or forest fire watch towers of a size typically found in the State of New Hampshire, artificial trees, or other structures acceptable to the Planning Board.

(3) Telecommunications facilities in fields or agricultural areas. A telecommunications facility located in a field or other open area without a tree canopy shall have a camouflage design. Appropriate camouflage designs for fields or open areas include agricultural silos, windmills, or other structures acceptable to the Planning Board and of a size typically found in the State of New Hampshire.

(4) Telecommunications facilities in or on existing structures. A telecommunications facility may be located on or within an existing building or structure, provided that such facilities shall have a camouflage design and shall be architecturally compatible with the host structure or building.

(5) Telecommunications facilities in other new structures. A telecommunications facility may be located on a new building or structure, provided that:

(a) Such building or structure does not exceed the maximum building height in the zoning district where the facility is proposed; and

(b) Such building or structure shall be architecturally compatible with the uses and buildings in the immediately surrounding area.

§ 229-76. Applicability

A. Public property. Antennas or towers located on property owned, leased, or otherwise controlled by the Town may be exempt from the requirements of this article, except that uses are only permitted in the zones and areas as delineated in § 229-75B. This partial exemption shall be available if a license or lease authorizing such antenna or tower has been approved by the governing body and the governing body elects, subject to state law and local ordinance, to seek the partial exemption from this article.

B. Amateur radios; receive-only antennas. This article shall not govern any tower or the installation of any antenna that is under 70 feet in height and is owned and operated by a federally licensed amateur radio station operator or is used exclusively for receive-only antennas. This application adopts the provisions and limitations as referenced in RSA 674:16, IV.

C. Essential services and public utilities. Telecommunications facilities shall not be considered infrastructure, essential services or public utilities, as defined or used elsewhere in the Town's ordinances and regulations. Siting for telecommunications facilities is a use of land and is addressed by this article.

§ 229-77. Construction Performance Requirements

A. Aesthetics and lighting. Traditional lattice, guyed, and monopole towers are prohibited. All new telecommunications facilities must have an appropriate camouflage design that is visually compatible and in scale with the rural character of the Town and its villages and shall satisfy the following additional requirements:

(1) The design of the tower, buildings and related structures shall, to the maximum extent possible, use materials, colors, textures, screening and landscaping that will blend the tower facilities with the natural setting and built environment. These buildings and facilities shall also be subject to all other zoning and site plan review regulation requirements.

(2) If an antenna is installed on a structure other than a tower, the antenna and supporting electrical and mechanical equipment must be of neutral color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible.

(3) Towers shall not be artificially lighted, unless required by the FAA or other applicable authority. If lighting is required, the governing authority may review the available lighting alternatives and approve the design that would cause the least disturbance to the surrounding views.

(4) Towers shall not contain any permanent or temporary signs, writing, symbols or any graphic representation of any kind.

(5) An applicant constructing a telecommunications facility in a wooded area shall utilize appropriate construction techniques to minimize damage to trees and other vegetation within the telecommunications facility site and surrounding area. Moreover, all trees used

to determine the average tree canopy height for the site shall not be damaged or removed during construction, maintenance, repair, and operation of the telecommunications facility.

B. State and federal requirements. All telecommunications facilities must meet or exceed current standards and regulations of the FAA, FCC and any other agency of the state or federal government with the authority to regulate towers and antennas. If such standards and regulations are changed, then the owners of the telecommunications facilities governed by this article shall bring such facilities into compliance with such revised standards and regulations within six months of the effective date of such standards and regulations, unless a more stringent compliance schedule is mandated by the controlling federal agency. Failure to bring telecommunications facilities into compliance with such revised standards and regulations shall constitute grounds for the removal, in accordance with § 229-81, of the telecommunications facility, as abandoned, at the owner's expense through the execution of the posted security.

C. Building codes; safety standards. To ensure the structural integrity of towers and antennas, the owner of a tower shall ensure that it is maintained in compliance with standards contained in applicable local building codes and the applicable standards for towers that are published by the Electronic Industries Association, as amended from time to time. If, upon inspection, the Town concludes that a tower fails to comply with such codes and standards and constitutes a danger to persons or property, then, upon notice being provided to the owner of the tower, the owner shall have 30 days to bring such tower into compliance with such standards. If the owner fails to bring such tower into compliance within 30 days, such action shall constitute an abandonment and grounds for the removal, in accordance with § 229-81, of the tower or antenna, as abandoned, at the owner's expense through execution of the posted security.

D. Additional requirements for telecommunications facilities. These requirements shall supersede any and all other applicable standards found elsewhere in Town ordinances or regulations that are less strict.

(1) Setbacks and separation. All telecommunications facilities, including equipment compounds, utility buildings, structures, towers, and antennas, must meet the minimum setback requirements of the zoning ordinance, except equipment installed in or on an existing building that may be nonconforming. Further, freestanding facilities must be set back from all lot lines and public rights-of-way a minimum distance equal to 125% of the tower height; provided, however, that this requirement shall not apply to telecommunications facilities and appurtenant facilities located on or within existing buildings or structures that are camouflaged as otherwise required by this article.

(2) Easements or leased areas. If a telecommunications facility is to be located on an easement or leased area, said easement or leased area shall have a minimum area equal to an area having a radius of 125% of the tower's height plus additional area for accessory structures and access, if required.

(3) Landscaping.

(a) Towers and all accessory buildings and fencing shall be landscaped with a buffer of plant materials that effectively screens the view of the tower compound from adjacent residential property. The standard buffer shall consist of a landscaped strip at least 10 feet wide outside the perimeter of the compound. Natural vegetation is preferred.

(b) In locations where the visual impact of the tower would be minimal, the landscaping requirement may be reduced or waived entirely.

(c) Existing mature tree growth and natural land forms on the site shall be preserved to the maximum extent possible. In some cases, such as towers sited on large wooded lots, natural growth around the property may be deemed a sufficient buffer. The Board may require a protective covenant to ensure that the existing buffer on the site is maintained for the life of the telecommunications facility.

(4) Viewshed analysis.

As part of the review process, the applicant shall conduct a Viewshed analysis to include, at a minimum, a mapped Viewshed delineation; and a test balloon or crane extension moored at the site to indicate the visibility of the proposed towers and/or antennas. Photographs or video footage of the balloon or crane test shall be provided to the Planning Board and shall provide views of the tower from the telecommunications facility site and other vantage points as determined by the Planning Board.

§ 229-78. Conditional Use Permits

A. General. All applications under this article shall apply to the Planning Board for site plan review, in accordance with the requirements as provided for in the Town's site plan review regulations. In addition, applications under this article shall also be required to submit the information provided for in this section.

B. Issuance of conditional use permits. In granting the conditional use permit, the Planning Board may impose conditions to the extent the Board concludes such conditions are necessary to minimize any adverse effect of the proposed tower on adjoining properties and preserve the intent of this article.

(1) Procedure on application. The Planning Board shall act upon the application in accordance with the procedural requirements of the site plan review regulations and RSA 676:4. In addition, applicants proposing a facility that will be visible from any other New Hampshire municipality within a twenty-mile radius shall submit a list of all such municipalities, with mailing addresses for each as required by RSA 12-K:7. Applicants shall also pay all fees required to notify each community.

(2) Decisions. Possible decisions rendered by the Planning Board include approval, approval with conditions or denial. All decisions shall be rendered in writing, and a denial

shall be in writing and based upon substantial evidence contained in the written record.

(3) Factors considered in granting decisions:

- (a) Height of proposed tower or other structure.
- (b) Proximity of tower telecommunications facility to residential development or zones.
- (c) Nature of uses on adjacent and nearby properties.
- (d) Surrounding topography.
- (e) Surrounding tree coverage and foliage.
- (f) Design of the tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness.
- (g) Proposed ingress and egress to the site.
- (h) Availability of suitable existing towers and other structures as discussed in Subsection C(4).
- (i) Visual impacts on developed areas, viewsheds, ridgelines and other impacts by means of tower location, tree and foliage clearing and placement of incidental structures.
- (j) Availability of alternative tower structures and alternative siting locations.

C. Information required. Each applicant requesting a conditional use permit under this article shall submit a scaled plan in accordance with the site plan review regulations and further information, including: a scaled elevation view, topography, radio frequency coverage, tower height requirements, setbacks, drives, parking, fencing, landscaping, adjacent uses (up to 220 feet away), documentation demonstrating the need for the proposed facility, and any other information deemed necessary by the Planning Board to assess compliance with this article. Furthermore, the applicant shall submit the following prior to any approval by the Board:

- (1) The applicant shall submit written proof that the proposed use/facility complies with the FCC regulations on radio frequency (RF) exposure guidelines.
- (2) The applicant shall submit written proof that an evaluation has taken place, as well as the results of such evaluation, satisfying the requirements of the National Environmental Policy Act (NEPA) further referenced in applicable FCC rules. If an environmental assessment (EA) or an environmental impact statement (EIS) is required under the FCC rules and NEPA, submission of the EA or EIS to the Board prior to the beginning of the federal thirty-day comment period, and the Town process, shall become part of the application requirements.
- (3) The applicant shall submit written proof that it has complied with the requirements of Section 106 of the National Historic Preservation Act.

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(4) Each applicant for a telecommunications facility shall provide to the Planning Board an inventory of existing towers that are within the jurisdiction of the Town and those within two miles of the border thereof, including specific information about the location, height and design of each tower, as well as economic and technological feasibility for collocation on the inventoried towers. The Planning Board may share such information with other applicants applying for approvals or conditional use permits under this article or other organizations seeking to locate antennas within the jurisdiction of the governing authority; provided, however, that the Planning Board is not, by sharing such information, in any way representing or warranting that such sites are available or suitable. If the applicant is proposing to build a new tower, the applicant shall submit written evidence demonstrating that no existing structure can accommodate the applicant's proposed antenna. This evidence can consist of:

(a) Substantial evidence that no existing towers or structures are located within the geographic area required to meet the applicant's engineering requirements, in whole or in part, provided that a description of the geographic area required is also submitted.

(b) Substantial evidence that existing towers are not of sufficient height to meet the applicant's engineering requirements and why.

(c) Substantial evidence that the existing towers or structures do not have sufficient structural strength to support the applicant's proposed antenna and related equipment.

(d) Substantial evidence that the applicant's proposed antenna would cause electromagnetic interference with the antenna on the existing towers or structures, or the antenna on the existing towers or structures would cause interference with the applicant's proposed antenna.

(e) Substantial evidence that the fees, costs or contractual provisions required by the owner in order to share the existing tower or structure are not reasonable.

(f) Substantial evidence that the applicant can demonstrate other limiting factors that render existing towers and structures unsuitable.

(5) The applicant proposing to build a new tower shall submit an agreement with the Town that allows for the maximum allowance of collocation upon the new structure. Such statement shall become a condition to any approval. This statement shall, at a minimum, require the applicant to supply available collocation for reasonable fees and costs to other telecommunications providers. Failure to provide such an agreement is evidence of the applicant's unwillingness to cooperate with the orderly and well-planned development of the Town of Hillsborough and grounds for a denial.

(6) The applicant shall submit the engineering information detailing the size and coverage required for the facility location. The Planning Board may have any submitted information reviewed by a consultant for verification of any claims made by the applicant regarding technological limitations and feasibility for alternative locations or any other matter required by the application. Cost for this review shall be borne by the applicant in accordance with 676:4,I(g).

§ 229-79. Waivers

A. General. Where the Board finds that extraordinary hardships, practical difficulties or unnecessary and unreasonable expense would result from strict compliance with the foregoing regulations or the purpose of these regulations may be served to a greater extent by an alternative proposal, it may approve waivers to these regulations. The purpose of granting waivers under provisions of these regulations shall be to ensure that an applicant is not unduly burdened as opposed to merely inconvenienced by said regulations. The Board shall not approve any waiver(s) unless a majority of those present, and voting shall find that all of the following apply:

- (1) The granting of the waiver will not be detrimental to the public safety, health or welfare or injurious to other property and will promote the public interest.
- (2) The waiver will not, in any manner, vary other provisions of the Town of Hillsborough Zoning Ordinance, Town of Hillsborough Master Plan or official maps.
- (3) Such waiver(s) will substantially secure the objectives, standards and requirements of these regulations.
- (4) A particular and identifiable hardship exists or a specific circumstance warrants the granting of a waiver. Factors to be considered in determining the existence of a hardship shall include, but not be limited to:
 - (a) Topography and other site features.
 - (b) Availability of alternative site locations with substantially less impact.
 - (c) Geographic location of property.
 - (d) Size/magnitude of project being evaluated and availability of collocation.

B. Conditions. In approving waivers, the Board may impose such conditions as it deems appropriate to substantially secure the objectives of the standards or requirements of these regulations.

C. Procedures. A petition for any such waiver shall be submitted, in writing, by the applicant with the application for Board review. The petition shall state fully the grounds for the waiver and all of the facts relied upon by the applicant. Failure to submit the petition in writing shall require an automatic denial.

§ 229-80. Bonding and Security; Insurance

Recognizing the extremely hazardous situation presented by abandoned and unmonitored towers, the Planning Board shall set the form and amount of security that represents the cost for removal and disposal of abandoned towers in the event that the tower is abandoned and the tower owner is incapable and unwilling to remove the tower in accordance with § 229-81; all security shall be maintained for the life of the tower. Bonding and surety shall be consistent with the provision in

the Subdivision Regulations. *Editor's Note: See Ch. 201, Subdivision of Land.* Furthermore, the Planning Board shall require the submission of proof of adequate insurance covering accident or damage.

§ 229-81. Removal of Abandoned Antennas and Towers

Any antenna or tower that is not operated for a continuous period of 12 months shall be considered abandoned and hazardous to the public health and safety, unless the owner of said tower provides proof of quarterly inspections. The owner shall remove the abandoned structure within 90 days of receipt of a declaration of abandonment from the Town notifying the owner of such abandonment. A declaration of abandonment shall only be issued following a public hearing, noticed per Town regulations, with notice to abutters and the last known owner/operator of the tower. If the abandoned tower is not removed within 90 days, the Town may execute the security and have the tower removed. If there are two or more users of a single tower, this provision shall not become effective until all users cease using the tower.

§ 229-81.1. Requirement to Maintain Camouflage Design

Where a camouflage design has been employed to reduce the aesthetic impact of the telecommunications facility, said design must be maintained in perpetuity for the life of the telecommunications facility. Failure to maintain said design shall be considered abandonment and grounds for removal of said facility in accordance with § 229-81.

§ 229-82. Enforcement

Enforcement of this article shall be in accordance with Chapter 676 of the New Hampshire Revised Statutes Annotated and the Hillsborough Zoning Ordinance. Any person in violation of this article of this chapter shall be subject to punishment in accordance with referenced provisions.

ARTICLE XIII Home Businesses and Occupations

Editor's Note: See also §§ 229-18B(7) and 229-19B(7).

§ 229-83. Authority

This article was adopted by the Town of Hillsborough on March 13, 2001, in accordance with the authority as granted in the New Hampshire Revised Statutes Annotated 674:16 and 674:21 and procedurally under the guidance of 675:1, II.

§ 229-84. Purpose

This article is enacted in order to provide opportunities for residents to work from their homes while protecting the rural and residential character of neighborhoods.

§ 229-85. Reserved

§ 229-86. Standards

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A. General. All home businesses and home occupations must comply with the following provisions:

- (1) Not more than one commercial vehicle that will be used for the home business or occupation shall be stored on the premises.
- (2) There shall be no outdoor storage of any material related to the home business or occupation except for one commercial vehicle in accordance with this article.
- (3) No more than 40% of the existing net floor area of the primary residence shall be devoted to such use, except for permitted rooming houses or tourist homes.
- (4) Before commencing any home business or occupation that will be served by a septic system and will generate large wastewater volumes, such as day-care facilities, hair salons and catering services, a report prepared by a licensed New Hampshire Septic Designer shall be submitted to the Planning Board that verifies adequate design and capacity of the existing septic system for the proposed use.
- (5) The building and premises used for the home business or occupation shall not be rendered objectionable or detrimental to the residential character of the neighborhood because of exterior appearance, traffic, emissions of odor, smoke, dust, noise, electrical disturbance, on-site storage of hazardous materials as determined by the Hillsborough Fire Department or in any other way. Examples of home businesses and occupations that would be objectionable or detrimental to the residential character of the neighborhood are automotive repair garages, sawmills and slaughterhouses.

B. Home occupations.

- (1) The home occupation shall be located only in the existing primary residence.
- (2) There shall be no nonresident employees.
- (3) The home occupation shall not advertise with a sign on the premises.

[Amended ATM 03-08-2016 by Art 7]

C. Home businesses.

- (1) Home businesses shall require a permit from the Planning Board. The application shall be submitted on a form designated by the Planning Board and shall contain all information necessary to determine compliance with this article. The application procedure shall follow § 201-3 of the Town Code.
- (2) The home business may be located in the primary residence and/or accessory structures, provided that the home business is clearly accessory and subordinate to the residential use.

(3) There shall be no more than two nonresident employees.

(4) One sign advertising the home business shall be permitted. The maximum size of the sign shall be eight square feet.

§ 229-87. Enforcement

Enforcement of this article shall be in accordance with Chapter 676 of the New Hampshire Revised Statutes Annotated and the Hillsborough Zoning Ordinance. Any person in violation of this article of this chapter shall be subject to punishment in accordance with referenced provisions.

ARTICLE XIV Cluster Development [Amended ATM 3-10-26 Art 7]

§ 229-88. Purpose and Goals

A. The purpose of cluster development is to permit greater flexibility in the design of housing projects; discourage development sprawl; facilitate the economical and efficient provision of public services; provide for a more efficient use of land in harmony with its natural characteristics; preserve more useable open space, agricultural land, tree cover, recreation areas, and scenic vistas; protect hillside areas and views of them; and to expand the opportunity for the development of lower cost housing.

B. It is the intent of this section to authorize the Planning Board, in granting a conditional use permit per the authority of the Innovative Land Use RSA 674:21, to allow cluster development in those districts that permit them as a conditional use, and to modify the district requirements for lot size, frontage, and setbacks for cluster developments. In reviewing such applications, the Planning Board shall ensure that the following criteria are met:

- (1) That the purpose and intent of the Zoning Code will be upheld.
- (2) That the proposed development will be consistent with the goals, policies, and recommendations of the Hillsborough Master Plan.
- (3) That the proposed development will not have an unreasonable adverse impact upon adjacent property, the character of the neighborhood, traffic conditions, or utility facilities.
- (4) That the proposed development will not create public health or safety hazards.
- (5) That the proposed development will not cause an unreasonable diminution in area property values.
- (6) That the proposed development complies with all provisions of the Subdivision Regulations. *Editor's Note: See Ch. 201, Subdivision of Land.*

§ 229-89. Reserved

§ 229-90. General Requirements

A. Permitted uses. The permitted uses in a cluster development are the same as in the underlying zone district.

B. Location. Cluster developments are allowed as a conditional use in the Residential, Rural, and Village Residential, Emerald Lake Village Residential District and Lower Village Residential Districts. **[Amended 3-14-2006 ATM by Art. 5]**

C. Permitted density. The maximum number of dwelling units permitted in a cluster development may not exceed the maximum allowable net residential density for the zoning district in which the development is located, except when a request is approved by the Planning Board for a density bonus under § 229-92, Incentive zoning.

D. Tract size. All cluster development subdivisions shall have the minimum tract size as follows:

[Amended 3-14-2006 ATM by Art. 5]

District	Minimum Tract Size (acres)
Village Residential	5
Lower Village Residential	5
Emerald Lake Village Residential	5
Residential	10
Rural	20

E. Lot sizes. In the interest of flexibility and creative site design, there is no minimum lot size for lots within cluster developments.

F. Road frontage. The minimum road frontage for a tract on which a cluster development is proposed shall be the same as the frontage required for an individual lot in the zone district in which the tract is located. There shall be no minimum frontage requirement for individual lots within a cluster development. Individual lots in a cluster development will not have individual access to existing public roads.

G. Setbacks. In the interest of flexibility and creative housing designs, there shall be no minimum setback for individual house lots within a cluster development. Separate building envelopes shall be shown on the plan delineating where structures and septic systems, if

applicable, will be placed on the tract of land. There shall be a minimum setback of 50 feet along all property boundaries of the parcel being developed.

H. Buffer. A landscaped buffer no less than 50 feet deep shall be provided where appropriate to screen the development from public roadways and adjacent properties. The natural vegetation shall be retained whenever possible. If the natural vegetation is not sufficient to serve as an effective visual screen, landscaping shall be required to provide such a screen. Such landscaping may include berms and/or decorative fencing of an appropriate height. The buffer area may be counted towards the percentage of common open space required by § 229-90I.

I. Common open space. There shall be a minimum of 50% of the total land area of the parcel dedicated as common open space, which shall be restricted as follows:

- a) (1) The purpose of the common open space shall be to preserve large trees, tree groves, woods, ponds, streams, wetlands, glens, rocky outcrops, native plant life, wildlife cover, agricultural fields or orchards, and other natural or unique features on the site.
 - (2) There shall be no further subdivision of or development of the common open space areas, which shall be preserved in perpetuity as open spaces used only for any approved recreation or agricultural uses. Legal instruments which preserve the common open space in perpetuity, including the language of deed restrictions if applicable, shall be submitted to the Planning Board for approval. The Planning Board may refer these instruments or restrictions to Town Counsel for review.
 - (3) The common open space shall be deeded either to the homeowners' association or may be deeded to the Town or a conservation organization, or if applicable, private arrangements may be made to continue the agricultural use of appropriate portions of the open space. In such cases where agricultural pursuits will take place on the open space, a maximum of 75% of the total open space in the development may be used for agricultural pursuits, and the remainder shall be reserved for the use and enjoyment of the residents, and shall include some form of recreational facilities.
 - (4) The open space shall be useable for recreational or other outdoor living purposes and shall include recreational facilities that are consistent with the size and type of the development. This may include but not be limited to paths, benches, and picnic tables for passive recreation, and/or swimming facilities, tennis courts, a ball field, or a children's playground for active recreation. All common open space areas and recreational facilities shall be reasonably accessible to all residents of the development. Developers are encouraged to include such facilities that will enhance the natural features in the open space areas.
 - (5) The use of any open space may be further limited or controlled at the time of final approval when necessary to protect adjacent properties or uses.

§ 229-91. Conditional Use Permit

A. All cluster subdivisions shall obtain a conditional use permit from the Planning Board. The conditional use permit shall clearly set forth all conditions of approval and shall clearly list all plans, drawings and other documents submitted that are part of the approved development. Everything shown or otherwise indicated on a plan or other submitted documents that are listed on the conditional use permit shall be considered conditions of approval.

B. Applications for conditional use permits for cluster subdivisions shall be made in accordance with the procedures set forth in the Subdivision Regulations of the Planning Board. applications shall comply with all requirements of the Subdivision Regulations.

Editor's Note: See Ch. 201, Subdivision of Land.

C. When reviewing a conditional use permit application for a cluster development, the Planning Board shall take into consideration the following:

- (1) The location, character and natural features of the parcel.
- (2) Fencing and screening.
- (3) The landscaping, topography and natural drainage.
- (4) Vehicular access, circulation and parking.
- (5) Pedestrian circulation.
- (6) Signs and lighting.
- (7) All potential nuisances.

D. Phasing of development. The Planning Board may establish a reasonable time table for phasing the development of an approved cluster subdivision in order to mitigate the impact of a development on community facilities, services or utilities.

E. Condominium proposals. Any cluster subdivision that includes proposals for condominium ownership shall comply with all applicable state statutes regulating the condominium form of ownership.

F. Approval of applications. A conditional use permit shall be issued only if a cluster development complies with all of the requirements of this section. The Planning Board may condition its approval on reasonable conditions necessary to accomplish the objectives of this section or of the Hillsborough Master Plan, including a reduction in allowed density to accomplish these objectives.

§ 229-92. Incentive Zoning

A. For exemplary cluster development proposals, the Planning Board may award a net density bonus not to exceed 20%, upon written request.

B. Eligibility. In order to qualify for incentive zoning, an application must meet the following criteria:

- (1) The tract must be a minimum of 15 acres in size.
- (2) A minimum of 75% of the total land area of the tract must be preserved as open space, of which no more than half may be wetlands or floodplains.
- (3) The development must be buffered from the public roads.
- (4) The proposal must be harmony with the natural features of the site.

C. Bonus calculation.

(1) The following point system shall be used by the Planning Board as a guideline to determine the maximum density bonus an application may receive. The following maximum number of points may be awarded if the proposal:

- (a) Has at least 85% open space which preserves an environmentally sensitive area: 10 points.
- (b) Has between 75% and 85% open space which preserves an environmentally sensitive area: five points.
- (c) Has at least 85% open space which preserves non-environmentally-sensitive areas: five points.
- (d) Preserves at least 10 acres of contiguous open field of prime agricultural importance: 10 points.
- (e) Provides trails for public use which connect to existing trails: five points.
- (f) Has buffers at least 200 feet deep which are at least 70% opaque along all property boundaries: 10 points.
- (g) Has buffers between 100 and 200 feet deep which are at least 50% opaque along all property boundaries: five points.
- (h) Allows public use for all dedicated open space: 10 points.

(2) Density bonus awards. A cluster development proposal may receive the following density bonus for the corresponding point total:

Point Total	Maximum Density Bonus
0 (meets eligibility requirements)	5%
5 to 10	10%

Point Total	Maximum Density Bonus
15 to 20	15%
20 or more	20%

D. Requirements. Each request for a density bonus must meet the following requirements:

- (1) The granting of the density bonus shall be in the best interest of the Town in keeping with the intent of this section.
- (2) The density of the proposed development shall not exceed by 20% the net residential density for the applicable zoning district.
- (3) The location and layout of the open space shall take into account, preserve and, where appropriate, promote such features of the tract as rivers, streams, ponds, marshes, wetlands, unique geological or botanical areas or features and existing or potential trails, paths and open space links.
- (4) The project shall not, during preconstruction, construction or thereafter, have any adverse environmental impact on the neighborhood or on any river, stream, lake, pond, marsh, or wetland.
- (5) The size, shape, and location of any buildings to be constructed shall not be detrimental to the neighborhood, shall be in harmony with the natural features of the site and shall not adversely affect the visual character of the neighborhood or of the Town.
- (6) The plan shall provide for safe and efficient vehicular and pedestrian movement on the site and for the adequate location of driveways and entrances in relation to the public roads.
- (7) The Planning Board may impose other restrictions upon the development as a condition to granting the density bonus as the Board shall deem appropriate to accomplish the purpose of this section.

ARTICLE XV Historic District Ordinance [Originally Adopted ATM 3-10-20 Repealed and Replaced ATM 3-12-24 Art. 8]

LEGISLATIVE HISTORY

. The Center Historic District Ordinance Article I was adopted by the Annual Town Meeting of

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the Town of Hillsborough 03-13-1979 as Art 3.

§ 229-93. Authority,

This article has been adopted by the Town of Hillsborough (“the Town”) in accordance with the authority granted in the New Hampshire Revised Statutes New Hampshire Revised Statutes Annotated 673:1, 673:4, 674:44-674:50 procedurally under the guidance of RSA 675:1, II. Powers and duties of the Historic District Commission (“the Commission) shall be as prescribed in RSA 674:46-a.

§ 229-94. Purposes

RSA 674:45-The preservation of cultural resources, and particularly of Structures and places of historic, architectural and community value is hereby declared to be a public purpose. The heritage of the municipality will be safeguarded by:

1. Preserving in the Hillsborough Historic District (“the District”) elements which reflect elements of its cultural, social, community and architectural history.
2. Conserving property values within the District,
3. Fostering civic beauty.
4. Strengthening the local economy; and
5. Promoting the use of the historic district for education, pleasure, and welfare for the citizens of the Town.

ARTICLE I

[Adopted ATM 3-13-1979 Article 31]

§ 229-95 Definitions

ABUTTER- See RSA 672:3.

ACCESSORY BUILDING -See Zoning Ordinance Article II
General Provisions Definitions and Word Usage

ACCESSORY USE -See Zoning Ordinance Article II General
Provisions Definitions and Word Usage

ALTERATION-Any repair, reconstruction, restoration, replacement, rehabilitation, demolition, addition, or new construction proposed for the exterior of a building or its site. The work may involve changes in materials, dimensions, design, configuration, texture, or visual appearance.

ARCHITECTURAL FEATURE-The architectural style, design, detail, or general arrangement of outer surfaces of a Structure that, if altered or removed, would affect its appearance and character. Examples of architectural features include, but are not limited to, building materials, windows, doors, cornices, roofs porticos,

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storefronts, and signs.

CERTIFICATE OF APPROVAL (COA)-Written authorization from the Commission to the building owner or project applicant that allows the owner/applicant to conduct any of the regulated activities specified in this ordinance.

COMMERCIAL USE-See Zoning Ordinance Article II General Provisions Definitions and Word Usage

DEMOLITION- The razing destruction, removal, or relocation, entirely or in significant part of a Structure within the District.

GREEN HOUSE-A building or structure constructed chiefly of glass, glasslike, or translucent material, which is devoted to the protection or cultivation of flowers, vegetables, or other tender plants.

LANDSCAPING- See Zoning Ordinance Article II General Provisions Definitions and Word Usage

MAINTENANCE- Any work which will involve no change in materials, dimensions, or design of a Structure within the District.

RECONSTRUCTION-The act of recreating a Structure or part thereof within the District that has been destroyed or has decayed, through documentary research and the use of new materials.

REHABILITATION-The process of returning a Structure within the District to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving the character-defining features that are significant to its architectural, historical and cultural values.

RELOCATION-The act of removing a Structure or other feature within the District from its existing foundation or location to another foundation or location, including on the same subject property.

REPAIR-Any work which will involve no change in materials, dimensions, or design.

SCENIC ROAD-See RSA 231:157 and RSA 231:158

SIGNIFICANT TREE- Any tree that contributes to the character of the district and that exceeds 15” in diameter at a height of 4’ above grade and is located forward of the main Structure on the subject property and /or provides a canopy to the street.

STREET INCLUDES STREET, AVENUE -- See the Zoning Ordinance, Article II =General Provision section 229-6 Definitions and Word usage.

STRUCTURE- See Zoning Ordinance Article II General Provisions Definitions and Word Usage

§229-96 Historic District Commission Powers and Duties

Powers and Duties of the Historic District Commission shall be as prescribed in RSA 674:46-a, as amended.

§ 224-97 Certificates of Approval.

Uses in the District shall be those permitted in the Table 4 Chart of Uses. Notwithstanding any inconsistent ordinance, local law, code, rule, or regulation concerning the issuing of building permits, no change to any Architectural Feature or any other activities as defined below that is visible from a Street shall be commenced without a Certificate of Approval from the Commission, nor shall any building permit for such change be granted without such a Certificate of Approval having first been issued by the Commission. The Certificate of Approval required by this section shall be in addition to and not in lieu of any building permit that may be required by any ordinance, local law, code, rule or regulation of the Town.

A. Activities Requiring Review-The following activities, if visible from a Street, shall require a Certificate of Approval from the Commission whether or not such activity requires the issuance of a building permit.

1. Erection, construction, alteration, relocation, or demolition of a Structure, including but not limited to an accessory structure.
2. Erection, construction, or alteration of any permanent sign.
3. Erection, construction, alteration, relocation, or demolition of any architectural feature of a Structure.
4. Construction, erection, reconstruction, or removal of any stonewall, fence, granite work, walkway, sidewalk, paving (new or expansion of existing), exterior lighting, or permanent sign.
5. Any change or expansion in use will be reviewed for visual appropriateness. The Planning Board may consider, but not necessarily be bound by, recommendations of the Commission for any such changes.
6. Addition or alteration of existing exterior nature of the Structure, including but not limited to the siding, windows or doors of the Structure.
7. Solar Energy Systems are governed by Article XIX Solar Collection Ordinance, section 229-137.

B. Activities Exempt from Review-The following activities shall not require a Certificate of Approval from the Commission

1. Ordinary Maintenance and repair of any architectural feature which does not involve a change in the design, dimensions, materials, or appearance of the feature or involve removal thereof.

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2. Ordinary repairs and preservation of stone walls, fencing, signs.
3. Painting or re-painting of a structure, building, fence, or appurtenance.
4. Alteration or replacement of any existing roof covering or surface provided that said alteration or replacement is with the same material, patterns and colors of the existing roof covering or surface and provided the roof plane remains the same.
5. Installation or replacement of storm doors and storm windows provided that the historic Architectural Features are not altered, obscured, removed or demolished.
6. Landscaping on properties in residential use, with the exception of the removal of a Significant Tree except as provided for in RSA 231:158 - Effect of Designation as Scenic Roads
7. Interior alternations.
8. Activity that is not visible from a Street.

C. Applications for Certificate of Approval shall be submitted in writing on the form provided to the Commission stating the location, use, nature and where pertinent, the materials, for which such certificate is sought. Any site plans, building plans, elevations, samples, photographs, sketches or other information reasonably required by the Commission to determine the appropriateness in question shall be made available by the applicant with the Application.

D. The Commission shall issue a Certificate of Approval or a Notice of Disapproval pursuant to RSA 676:8 -9. Within a period of 45 consecutive calendar days after the filing of such application or within such further time as the applicant may in writing allow, the Commission shall determine whether the action or usage proposed will be appropriate in its opinion in the Historic District in accordance with the purposes of this section and shall file a certificate of approval or notice of disapproval with the Board of Selectmen, Building Inspector or other duly delegated authority. No building permit shall be issued without a certificate of approval. Failure to file said certificate or notice by the Commission within the specified period of time shall be deemed to constitute approval.

E. The Commission shall hold a public hearing on a Certificate of Approval application. with notice provided in accordance with RSA 675:7.

F. The Commission shall not make any recommendations or requirements except for purposes of historic preservation and of preventing developments, construction or changes incongruous with the District, and the immediately surrounding, Structures and properties.

G. Notwithstanding that the action or usage proposed may be deemed inappropriate, owing to conditions especially affecting the subject lot, or Structure involved but not affecting the District generally, the Commission may find that failure to issue a certificate of approval will involve a hardship (physical, financial or otherwise) to the

applicant. Such certificates may be issued without substantial derogation from the intent and purposes of historic preservation in the Town as stated above. If the Commission determines that a proposed activity is not appropriate, owing to aforesaid conditions, but that failure to issue a certificate will cause substantial hardship, the Commission shall forthwith approve such application and shall issue to the applicant a certificate of approval in which the Commission may impose conditions.

H. Decisions shall be in conformance with RSA 676:3 as amended. The Notice of Decision shall include specific written findings of fact that support that decision.

§229-98 Appeals.

Appeals from any decision of the Commission shall be taken to the Hillsborough Zoning Board of Adjustment by the Applicant or any party aggrieved by the decision within 30 days of the Commission's vote on such decision pursuant to RSA 676:5. The Board of Adjustment shall hear and act upon such appeals within the time period prescribed by New Hampshire statute.

§229-99 Enforcement. - See Zoning Ordinance section 229-60

ARTICLE XVI Groundwater Protection Ordinance [Adopted ATM 3/12/2019]

§229-100 DEFINITIONS:

- **Aquifer** – See “Stratified-Drift Aquifer” in this Ordinance.
- **Bog:** A wetland distinguished by stunted evergreen trees and shrubs, peat deposits, poor drainage, and/or highly acidic soil or water conditions.
- **Buffer, Wetland:** The protected upland areas adjacent to wetlands and surface waters.
- **Drainage Area** – Means a geographic area within which stormwater, sediments, or dissolved materials drain to a particular receiving waterbody or to a particular point along a receiving waterbody.
- **Erosion** – The detachment and movement of soil, rock, or rock fragments by water, wind, ice or gravity.
- **Motor Vehicle Service Station and Repair Garage** as defined under Article II General Provision's chapter 229-6 Definitions and Word Usage
- **Groundwater** – As defined in RSA 485-C.2.VIII, as amended and means subsurface water that occurs beneath the water table in soils and geologic formations.

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- **Hydric Soils:** Soils that are saturated or flooded during a sufficient portion of the growing season to develop anaerobic conditions in the upper soil layers.
- **Infiltration** – The process by which water enters the soil profile (seeps into the soil).
- **Land Disturbance or Land Disturbing Activity** – For the purposes of this Article, refers to any exposed soil resulting from activities such as clearing of trees or vegetation, grading, blasting, and excavation.
- **Prime Wetlands: Those areas designated Prime Wetlands in accordance with RSA482-A:15 and the NH Code of Administrative Rules Env-Wt 700.**
- **Impervious Surface** – For the purposes of this Ordinance, an impervious surface is a surface through which regulated substances cannot pass when spilled. Impervious surfaces include concrete unless unsealed cracks or holes are present. Earthen, wooden, or gravel surfaces, or other surfaces which could react with or dissolve when in contact with the substances stored on them, are not considered impervious surfaces for the purposes of this ordinance.
- **Recharge** – The amount of water from precipitation that infiltrates into the ground and is not evaporated or transpired.
- **Regulated Substance** –petroleum, petroleum products, regulated contaminants for which an ambient groundwater quality standard has been established under RSA 485-C:6, and substances listed under 40 CFR 302, 7-1-05 edition, excluding the following substances: (1) ammonia, (2) sodium hypochlorite, (3) sodium hydroxide, (4) acetic acid, (5) sulfuric acid, (6) potassium hydroxide, (7) potassium permanganate and (8) propane and other liquefied fuels which exist as gasses at normal atmospheric temperature and pressure.
- **Season High Water Table** – The depth from substances used in the mineral soil surface to the upper most soil horizon that contains 2% or more distinct or prominent redoximorphic features that increase in percentage with increasing depth as determined by a licensed Hydro geologist, Soils Scientist, Wetlands Scientist, Engineer or other professional qualified in the treatment of drinking water or waste water at facilities approved by the Department of Environmental Services.
- **Sensitive Area** – Include lakes, ponds, perennial and intermittent streams, vernal pools, wetlands, and highly erodible soils.
- **Secondary containment** – a structure such as a berm or dike with an impervious surface which is adequate to hold at least 110 percent of the volume of the largest regulated-substances container that will be stored there.

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- **Stratified-Drift Aquifer** – A geological formation of predominantly well-sorted sediment deposited by or in bodies of glacial melt water, including gravel, sand, silt, or clay, which contains sufficient saturated permeable material to yield significant quantities of water to wells.
- **Wellhead Protection Area/Sanitary Protective Radius** – As defined in RSA 485C:2, XVIII or the area around a public water supply well that must be maintained in its natural state as required by Env-Dw 301 or 302 (for community water systems)
- **Wetland:** Pursuant to RSA 482-A:2.X, an area that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal conditions does support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

§229-101 Ordinance:

A. Authority

The Town of Hillsborough hereby adopts this ordinance pursuant to the authority granted under RSA 674:21 relative to innovative land use controls.

B. Purpose

- (a) The Purpose of this ordinance is, in the interest of the public health, safety, and general welfare, to preserve, maintain, and protect from contamination existing and potential groundwater supply areas and to protect surface waters that are fed by groundwater.
- (b) The Purpose is to be accomplished by regulating land uses which could contribute pollutants to the designated wells and/or aquifers identified as being needed for present and/or future public water supply.

C. Groundwater Protection District

- (a) The Groundwater Protection District shall be an overlay district as depicted on a map entitled “Hillsborough Groundwater Protection District” and as prepared by Central New Hampshire Regional Planning Commission (CNHRPC) and dated March 12, 2019, and filed at the Hillsborough Town Clerk’s Office.
- (b) Disputed Boundary Zones. When the actual boundary of the Groundwater Protection District is in dispute by any landowner or abutter affected by said boundary, the Planning Board, at the landowner/abutter’s expense and request, may engage the services of a professional geologist, hydrologist or hydro geologist to prepare a report addressing the location and extent of the aquifer and recharge area relative to the property in question. Geology testing required by the Planning Board for review of boundary disputes shall be conducted at the owner/abutter’s expense in accordance with a scope of work determined by a consultant hired by the Town but paid for by the owner/abutter. This report shall include but not be limited to the following:

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- 1) A two-foot interval topographic layout prepared by a registered land surveyor of the subdivision and/or area to be developed.
- 2) A site-specific soils map of the subdivision and/or area to be developed prepared by a soils scientist qualified in hydrologic studies including a written report of his/her on-site field inspections and test boring data.
- 3) The Groundwater Protection District boundary shall be overlaid on the plan and the newly proposed boundary location shall be indicated on the same plan by a broken line.
- 4) Evidence derived from a pumping test(s) or a sufficient number of test borings, test pits, observation wells and groundwater elevations to clearly demonstrate that the area in question does not meet the definition of aquifer or recharge area.
- 5) Where the area in question is in a wellhead protection area for a public water system, evidence shall also comply with guidelines published by NHDES for Phase II Delineations of public water systems in order to determine the contribution zone of any portion of a municipal water system that lies beneath the subject parcel.

§229-102 Applicability

This Ordinance applies to all uses in the Groundwater Protection District, except for those uses exempt under the Section K, Exemptions discussed below.

§229-103 Performance Standards

The following Performance Standards apply to all uses in the Groundwater Protection District, unless specifically exempt under the Section G, Exemptions

- a. Proper use, in accordance with the Town of Hillsborough Site Plan and Subdivision Regulations (as applicable) of erosion and sediment control measures shall be employed during construction.
- b. Animal manures, fertilizers, and compost must be stored in accordance with Manual of Best Management Practices for Agriculture in New Hampshire, NH Department of Agriculture, Markets, and Food, (June 2011) and any subsequent revisions.
- c. Outdoor storage areas for regulated substances, associated material or waste must be protected from exposure to precipitation and must be located at least 50 feet from surface water or storm drains, at least 75 feet from private wells, and outside the sanitary protective radius of wells used by public water systems;
- d. Secondary containment must be provided for outdoor storage of regulated substances in regulated containers and the containment structure must include a

cover to minimize accumulation of water in the containment area and contact between precipitation and storage container(s);

- e. Fuel transfer shall be over impervious surfaces (except for heating fuel to residential structures).
- f. Salt piles, if present, must be covered.
- g. No sanitary sewers shall be connected to stormwater, sewers or any stormwater control measures.
- h. Meet minimum stormwater discharge setbacks between water supply wells and constructed stormwater practices as required by NHDES.
- i. No discharge of stormwater to surface waters within the district is permitted without New Hampshire Department of Environmental Services water treatment measures being put in place (including but not limited to retention basins, treatment swales, etc.).

D. Requirements for regulated substances (less than 100 gallons wet or 800 pounds dry)

- 1) Stored at all times (unless while being used) in sealed containers over impervious surfaces and under lock and key.
- 2) If stored outdoors, shall be at least 50 feet from storm drains; 75 feet from private wells.
- 3) Shall be stored in a container that has secondary containment.
- 4) Shall be clearly marked.

§229-104 Performance Standards for Conditional Uses

The following Performance Standards apply to all Conditional Uses in the Groundwater Protection District:

- (a) The applicant shall demonstrate adequate stormwater management provisions have been made to protect stormwater quality and to facilitate recharge of the aquifer.

Compliance with all of the standards listed in Section E, Performance Standards, listed above. This shall be met by all Conditional Uses.

- (b) Development of a Spill Prevention, Control and Countermeasure Plan (SPCC) approved by the Fire Chief if regulated substances will be present in 100 or more gallons liquid, 800 pounds or more of dry material. A SPCC will not be required

if such quantities are not present, though the other requirements of this Section must be complied with. SPCC shall include, at a minimum, all of the following:

- 1) Identification of regulated substances in use with Safety
- 2) Data Sheets for each regulated substance from manufacturer(s).
- 3) A list of regulated substances exceeding 100 or more gallons liquid or 800 pounds dry
- 4) (with Safety Data Sheets, per substances, from manufacturer(s)).
- 5) Location(s) and containment method(s) to be employed for storage of regulated substances.
- 6) Description of where regulated substances will be handled, including storage, loading and unloading, transportation, or conveyance of any raw material, intermediate product, finished product, by-product, or waste product.
- 7) Depiction of snow storage areas.
- 8) Description of methods to minimize release of regulated substances to the environment.
- 9) Schedule for the inspection of regulated substances once a quarter. Inspections shall be self-inspections with documentation signed by the property owner and/or facility operator and submitted to the Building Inspector and Town Planner within thirty (30) days of completion.
- 10) List of the owner of the facility.
- 11) Employee training schedule.

Spill response provisions, including who will be called in the event of a spill (in addition to the Fire Department), how response will be managed, and what equipment will be used.
- 12) Location of the described spill response equipment shall be indicated.
- 13) Establish that floor drains and sinks shall not discharge onto or into the ground, surface water or aquifer.
- 14) Industry-specific requirements listed, as applicable.

(c) A Stormwater Pollution Prevention Plan (SWPPP), in accordance with the most recent United States Environmental Protection Agency standards shall be developed for all Conditional Uses. Minimal components in the SWPPP shall include, at a minimum, all of the following:

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- (d) Description of the facility.
- (e) Identification of stormwater controls.
- (f) Description of methods to minimize exposure of pollutants.
- (g) Preventative maintenance provisions.
- (h) Methods for erosion and sediment control.
- (i) Stormwater management runoff management methods (description of the stormwater management/drainage structures, etc.)
- (j) Employee training schedule and topics pertaining to stormwater management and pollution prevention.
- (k) Schedule for the maintenance of stormwater control measures.
- (l) Schedule for the inspection of pollutant sources and stormwater controls once a quarter. Inspections shall be self-inspections with documentation signed by the property owner and/or facility operator and submitted to the Building Inspector/Code Enforcement Officer and Town Planner within thirty (30) days of completion.
- (m) SPCCs and SWPPPs shall be filed at the Hillsborough County Registry of Deeds as a condition of approval for all Conditional Uses.

§229-105 Permitted Uses

- A. All uses permitted by right or by Special Exception in the underlying zoning district(s) are permitted in the Groundwater Protection District unless they are Prohibited Uses or Conditional Uses described in Section I below.
- B. Uses that are permitted in the underlying zoning district(s) are permitted only if they comply with all applicable provisions of this Ordinance with regard to the Section F, Performance Standards for Conditional Uses.
- C. Uses permitted by right or by Special Exception in the underlying zoning district(s) must comply with all of the provisions of Section E, Performance Standards.

§229-106 Prohibited Uses

The following uses are prohibited in the Groundwater Protection District:

- (n) Landfill
- (o) Hazardous material/water disposal facility

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- (p) Uncovered storage of road salt and other deicing chemicals
- (q) Junkyards
- (r) Snow dumps
- (s) Bio-solid processing/disposal/mixing
- (t) Petroleum bulk plant/terminal
- (u) Dry cleaners
- (v) Floor drains sinks on without oil and water separators.
- (w) Cemeteries

§229-107 Conditional Uses

The Planning Board is authorized to grant a conditional use permit for a use which is otherwise permitted in the underlying district, provided that it meets all applicable standards described in the Section F, “Performance Standards for Conditional Uses”. The conditional uses for which these standards apply include:

- (a) Excavation activities
- (b) Manufacturing, Processing, and warehousing that do not result in discharges to the ground or groundwater.
- (c) Crematories
- (d) Livestock auction
- (e) Motor vehicle service station and repair garage
- (f) Campgrounds
- (g) Garden supply/garden nursery

E. Existing Non-Conforming Uses

Existing non-conforming uses may continue without expanding or changing to another non-conforming use.

F. Exemptions

The following uses are exempt from the specified provisions of this Ordinance as long as they are in compliance with all other applicable local, state, and federal requirements:

- (a) Private residences

- (b) Any business or facility where regulated substances are stored in containers holding five liquid gallons or less; or containers holding 40 pounds or less of dry solid material.
- (c) Storage of heating fuels for on-site use or fuels for emergency electricity generation
- (d) Storage of fuel attached to vehicle tanks.
- (e) Temporary storage of construction materials
- (f) Sale, transportation,
- (g) and use of pesticides as defined in RSA 430:29

G. Relationship Between State and Local Requirements

Where both the State and the Town of Hillsborough have existing requirements the more stringent shall govern.

H. Enforcement Procedures and Penalties

Any violation of the requirements of this ordinance shall be subject to enforcement penalties detailed in RSA 485-C:16 and RSA 676:17-a, as may be amended from time to time.

I. Saving Clause

If any of the provisions of this ordinance are found to be unenforceable, such provisions shall be considered separable and should not be construed to invalidate the remainder of the ordinance.

J. Effective Date

This ordinance shall be effective upon adoption by the legislative body.

§229-108 Resources Related to the Stratified Drift Aquifer Maps

These resources and discussions are provided to further describe and support the Stratified Drift Aquifer Map Geographic Information System (GIS) layer(s) for the draft Hillsborough Groundwater Protection District (GPD) Ordinance. Please contact CNHRPC at 226-6020 explanations if COMMENTS are unclear.

1. GRANIT Data and Information

The GIS data used for the Stratified Drift Aquifer Map that populated the Groundwater Protection District areas originated from the NH GRANIT website that hosts NH data and quality controls the GIS layers.

The highest levels of Aquifer Transmissivity >4,000 sf/day were used for the Zoning Map. The basic Aquifer: Transmissivity metadata is available for download, generally describing the data for the entire State:

<http://www.granit.unh.edu/data/datacat/pages/tra.pdf>

Review of this Transmissivity metadata indicates Hillsborough is situated within the Middle Merrimack River (mm) data study area. Last revision of data for anywhere in NH is February 2002; the Hillsborough area data revision date is not indicated.

2. NHDES' 2000 NH Geological Survey NH Aquifer Mapping Fact Sheet

NH Department of Environmental Services last posted a fact sheet about the status of NH Aquifer Mapping project in 2000 describing the update of the 1995 USGS work that was not yet in a digital GIS format in 1995.

As a result, the new 2000 work was developed into interpretive map sets and the GIS layer which is available on GRANIT became available for use in Hillsborough's GPD Maps. Note that study areas boundaries were changed from 1995 but this does not impact Hillsborough's GPD.

<https://www.des.nh.gov/organization/commissioner/pip/factsheets/geo/documents/geo-5.pdf>

3. USGS 1995 Groundwater Resources in New Hampshire: Stratified Drift Aquifers (Public Summary)

For the State, the USGS (in Bow NH) produced the Groundwater Resources in New Hampshire: Stratified Drift Aquifers 1995 (Report 95-4100) which included the Contoocook River section (Hillsborough). This summary is appropriate for the public.

The publication summarizes the methods for evaluating Stratified Drift Aquifers and how Stratified Drift Aquifer data is used. https://pubs.usgs.gov/wri/wrir_91-4025/pdf/wrir_91-4025.pdf

4. USGS 1995 Geohydrology and Water Quality of Stratified-Drift Aquifers in the Contoocook River basin, South-Central New Hampshire (Data and Maps)

This is the 1995 scientific report, maps and data that enables the later 2000 generation of the GIS mapping layers used for Hillsborough's GPD.

The original, scientific USGS 1995 Geohydrology and Water Quality of Stratified-Drift Aquifers in the Contoocook River basin, South-Central New Hampshire source report describes data collection and analysis. Products include topographic mapping plates (Plates 2 & 4 are Hillsborough) using USGS Quadrangles as the base.

<https://pubs.er.usgs.gov/publication/wri924154>

5. NHDES 2008 New Hampshire Water Resources Primer: Groundwater Chapter4

The NH Water Resources Primer describes the general state of NH water resources for municipal staff & volunteers, planners, and/or laypeople to actively work to protect our water.

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While the entire Primer is worth a read for those interested in the State's water resources, focus on Chapter 4 to read about groundwater.

<https://www.des.nh.gov/organization/divisions/water/dwgb/wrpp/primer.htm>

6. Website of US Geological Survey

For further information, contact the USGS for NH and Vermont (located in Pembroke NH), the agency responsible for Stratified Drift Aquifer and Transmissivity mapping.

This is a powerhouse publication archive website. <https://vt.water.usgs.gov/index.html>

View local contact information:

<https://newengland.water.usgs.gov/about/employeedirectory.html#NHVT>

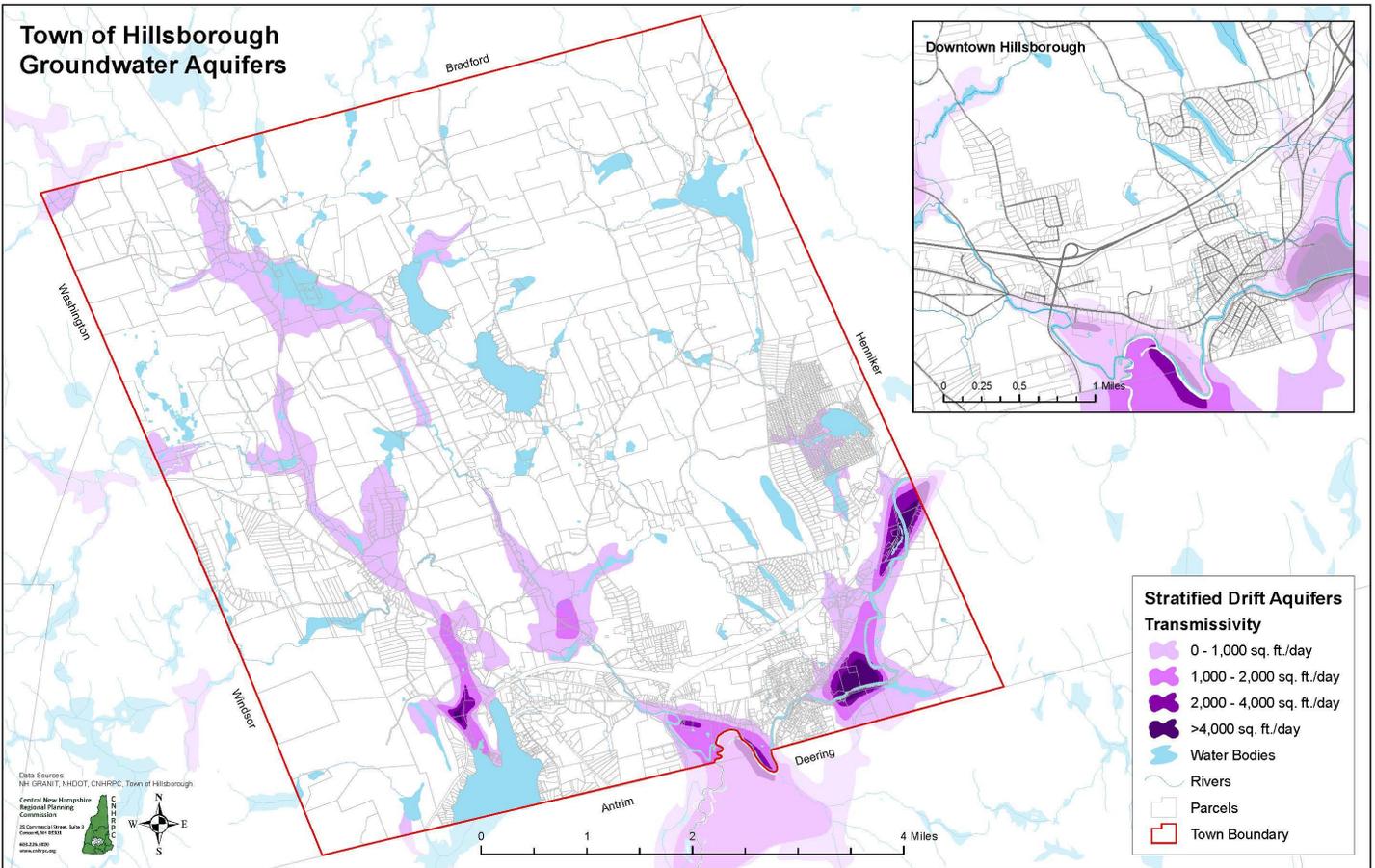
7. Website for NHDES Drinking Water Source Protection Program

For further information about protection of groundwater and drinking water, check out the NHDES website and the Drinking Water Source Protection Program specifically.

Visit the NHDES Drinking Water Source Protection website and contact noted staff.

<https://www.des.nh.gov/organization/divisions/water/dwgb/dwspp/index.htm>

Editor's Note: Former Article XVI Interim Growth Management for Emerald Lake Village District added 3-11-2008 ATM by Art. 2 expired at 12:00 midnight on March 12, 2012 and was Reserved ATM 03-08-2016 by Art 4



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ARTICLE XVII Small Wind Energy Systems

[Added 3-9-2010 ATM by Art. 3]

§ 229-109. Authority.

This article has been adopted by the Town of Hillsborough in accordance with the authority as granted in the New Hampshire Revised Statutes Annotated 674:62 through 66 and procedurally under the guidance of RSA 675:1, II.

§ 229-110. Purpose.

This article is enacted in accordance with the purposes outlined in RSA 672:1, III-a. The purpose of this article is to provide for small wind energy systems in appropriate locations, while balancing the desirability of alternate energy sources and consideration of all impacts.

§ 229-111. Definitions.

As used in this article, the following terms shall have the meanings indicated:

METEOROLOGICAL TOWER (MET TOWER)

Includes the tower, base plate, anchors, guy wires and hardware, anemometers (wind speed indicators), wind direction vanes, booms to hold equipment for anemometers and vanes, data loggers, instrument wiring, and any telemetry devices that are used to monitor or transmit wind speed and wind flow characteristics over a period of time for either instantaneous wind information or to characterize the wind resource at a given location. For the purpose of this article, met towers shall refer only to those whose purpose is to analyze the environmental factors needed to assess the potential to install, construct or erect a small wind energy system.

MODIFICATION

Any change to the small wind energy system that materially alters the size, type or location of the small wind energy system. Like-kind replacements shall not be construed to be a modification.

NET METERING

The difference between the electricity supplied to a customer over the electric distribution system and the electricity generated by the customer's small wind energy system that is fed back into the electric distribution system over a billing period.

POWER GRID

The transmission system, managed by ISO New England, created to balance the supply and demand of electricity for consumers in New England.

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SHADOW FLICKER

The visible flicker effect when rotating blades of the wind generator cast shadows on the ground and nearby structures causing a repeating pattern of light and shadow.

SMALL WIND ENERGY SYSTEM

A wind energy conversion system consisting of a wind generator, a tower, and associated control or conversion electronics, which has a rated capacity of 25 kilowatts or less and will be used primarily for on-site consumption.

SYSTEM HEIGHT

The vertical distance from ground level to the tip of the wind generator blade when it is at its highest point.



TOWER

The monopole, guyed monopole or lattice structure that supports a wind generator

TOWER HEIGHT

The height above grade of the fixed portion of the tower, excluding the wind generator



WIND GENERATOR

The blades and associated mechanical and electrical conversion components mounted on top of the tower whose purpose is to convert kinetic energy of the wind into rotational energy used to generate electricity.

§ 229-112. Permits Required.

A. Permits. Small wind energy systems and met towers are an accessory use permitted in all zoning districts where structures of any sort are allowed. No small wind energy system shall be erected, constructed, or installed without first receiving a building permit from the Building Inspector and a conditional use permit from the Planning Board. The permits shall be applied for simultaneously on a single application form prepared by the Planning Board.

A building permit shall be required for any physical modification to an existing small wind

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energy system. Met towers that receive a building permit shall be permitted on a temporary basis not to exceed three years from the date the building permit was issued.

B. Application. Applications for a building permit and conditional use permit shall contain a site plan with the following information:

- (1) Property lines and physical dimensions of the applicant's property.
- (2) Location, dimensions, and types of existing major structures on the property.
- (3) Location of the proposed small wind energy system, foundations, guy anchors and associated equipment.
- (4) Tower foundation blueprints or drawings.
- (5) Tower blueprints or drawings.
- (6) Setback requirements as outlined in this article.
- (7) The right-of-way of any public road that is contiguous with the property.
- (8) Any overhead utility lines.
- (9) Small wind energy system specifications, including manufacturer, model, rotor diameter, tower height, tower type, nameplate generation capacity.
- (10) Small wind energy systems that will be connected to the power grid shall include a copy of the application for interconnection with their electric utility provider.
- (11) Sound level analysis prepared by the wind generator manufacturer or qualified engineer.
- (12) Electrical components in sufficient detail to allow for a determination that the manner of installation conforms to any building codes adopted by the Town.
- (13) Evidence of compliance or non-applicability with Federal Aviation Administration requirements.
- (14) List of abutters to the applicant's property.

C. Abutter and regional notification. In accordance with RSA 674:66, the Building Inspector shall notify all abutters and the local governing body by certified mail upon application for a building permit to construct a small wind energy system. The public will be afforded 30 days to submit comments to the Building Inspector prior to the issuance of the building permit. The Building Inspector shall review the application for regional impacts per RSA 36:55. If the proposal is determined to have potential regional impacts, the Building Inspector shall follow the procedures set forth in RSA 36:57, IV.

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§ 229-113. Conditional Use Permit

- A. Review process. Conditional use permit applications shall be processed in accordance with the Planning Board's site plan review procedures. Upon the request of the applicant, the Planning Board may grant waivers of some of its site plan review requirements where no purpose would be served by reviewing such plan elements.
- B. Approval of conditional use permit. Prior to approving an application for a conditional use permit, the Planning Board shall determine that all of the requirements of § 229-114 are met.
- C. Appeal. In accordance with RSA 674:21 and RSA 676:5, III, appeals of Planning Board decisions on applications for a conditional use permit may be taken to the superior court as provided by RSA 677:15.

§ 229-114. Design Standards.

A. All small wind energy systems shall comply with the following criteria and standards. The applicant has the burden of providing sufficient information to establish that the criteria are met.

(1) Setbacks. The setback shall be calculated by multiplying the minimum setback requirement number by the system height and measured from the center of the tower base to property line, public roads, or nearest point on the foundation of an occupied building.

Minimum Setback Requirements

Occupied Buildings on Participating Landowner Property	Occupied Buildings on Abutting Property	Property Lines of Abutting Property and Utility Lines	Public Roads
0	1.5	1.1	1.5

(a) Small wind energy systems must meet all setbacks for principal structures for the zoning district in which the system is located.

(b) Guy wires used to support the tower are exempt from the small wind energy system setback requirements but shall be located on the same lot as the tower.

(2) Tower. The maximum tower height shall be restricted to 35 feet above the tree canopy within 300 feet of the small wind energy system. In no situation shall the tower height exceed 150 feet.

(3) Sound level. The small wind energy system shall not exceed 60 decibels using the A scale (dBA), as measured at the site property line, except during short-term events such as severe windstorms and utility outages.

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(4) Shadow flicker. Small wind energy systems shall be sited in a manner that does not result in significant shadow flicker impacts. "Significant shadow flicker" is defined as more than 30 hours per year on abutting occupied buildings. The applicant has the burden of proving that the shadow flicker will not have significant adverse impact on neighboring or adjacent uses. Potential shadow flicker will be addressed either through siting or mitigation measures.

(5) Signs. All signs including flags streamers and decorative items, both temporary and permanent, are prohibited on the small wind energy system, except for manufacturer identification or appropriate warning signs.

(6) Code compliance. The small wind energy system shall comply with any building codes adopted by the Town.

(7) Aviation. The small wind energy system shall be built to comply with all applicable Federal Aviation Administration regulations including but not limited to 14 CFR Part 77, Subpart B regarding installations close to airports, and the New Hampshire Aviation regulations, including but not limited to RSA 422-B and RSA 424.

(8) Visual impacts. It is inherent that small wind energy systems may pose some visual impacts due to the tower height needed to access wind resources. The purpose of this section is to reduce the visual impacts, without restricting the owner's access to the optimal wind resources on the property.

(a) The applicant shall demonstrate through project site planning and proposed mitigation that the small wind energy system's visual impacts will be minimized for surrounding neighbors and the community. This may include, but not be limited to information regarding site selection, wind generator design or appearance, buffering, and screening of ground-mounted electrical and control equipment. All electrical conduits shall be underground, except when the financial costs are prohibitive.

(b) The color of the small wind energy system shall either be the stock color from the manufacturer or painted with a non-reflective, unobtrusive color that blends in with the surrounding environment.

(c) A small wind energy system shall not be artificially lit unless such lighting is required by the Federal Aviation Administration (FAA). If lighting is required, the applicant shall provide a copy of the FAA determination to establish the required markings and/or lights for the small wind energy system.

(9) Utility connection. If the proposed small wind energy system is to be connected to the power grid through net metering, it shall adhere to RSA 362-A:9.

(10) Access. The tower shall be designed and installed so as not to provide step bolts or a ladder readily accessible to the public for a minimum height of eight feet above the ground. All ground-mounted electrical and control equipment shall be labeled and secured to prevent unauthorized access.

(11) Clearing. Clearing of natural vegetation shall be limited to that which is necessary for the construction, operation and maintenance of the small wind energy system and as otherwise prescribed by applicable laws, regulations, and ordinances.

§ 229-115. Abandonment

A. At such time that a small wind energy system is scheduled to be abandoned or discontinued, the applicant will notify the Building Inspector by certified U.S. mail of the proposed date of abandonment or discontinuation of operations.

B. Upon abandonment or discontinuation of use, the owner shall physically remove the small wind energy system within 90 days from the date of abandonment or discontinuation of use. This period may be extended at the request of the owner and at the discretion of the Building Inspector. "Physically remove" shall include, but not be limited to:

(1) Removal of the wind generator and tower and related above-grade structures.

(2) Restoration of the location of the small wind energy system to its natural condition, except that any landscaping, grading or below-grade foundation may remain in its same condition at initiation of abandonment.

C. In the event that an applicant fails to give such notice, the system shall be considered abandoned or discontinued if the system is out-of-service for a continuous twelve-month period. After the 12 months of inoperability, the Building Inspector may issue a notice of abandonment to the owner of the small wind energy system. The owner shall have the right to respond to the notice of abandonment within 30 days from notice receipt date. After review of the information provided by the owner, the Building Inspector shall determine if the small wind energy system has been abandoned. If it is determined that the small wind energy system has not been abandoned, the Building Inspector shall withdraw the notice of abandonment and notify the owner of the withdrawal.

D. If the owner fails to respond to the notice of abandonment or if, after review by the Building Inspector, it is determined that the small wind energy system has been abandoned or discontinued, the owner of the small wind energy system shall remove the wind generator and tower at the owner's sole expense within three months of receipt of the notice of abandonment. If the owner fails to physically remove the small wind energy system after the notice of abandonment procedure, the Building Inspector may pursue legal action to have the small wind energy system removed at the owner's expense.

§ 229-116. Compliance Required, Exception.

It is unlawful for any person to construct, install, or operate a small wind energy system that is not in compliance with this article. Small wind energy systems installed prior to the adoption of this article are exempt from this article except when modifications are proposed to the small wind energy system.

§ 229-117. Violations and Penalties

Any person who fails to comply with any provision of this article, a conditional use permit or a building permit issued pursuant to this article shall be subject to enforcement and penalties as allowed by New Hampshire Revised Statutes Annotated 676:17.

ARTICLE XVIII Large Wind Energy Systems Ordinance

[Adopted ATM 3/9/21]

§229-118 PURPOSE:

The purpose of this Ordinance is to provide for the development and use of wind power as an alternative energy source, benefiting both the economy and the environment, while protecting public Health, safety, property values, wildlife, and general welfare; preserving environmental, historic and scenic resources; controlling Sound Pressure Levels; and preventing electromagnetic interference.

This Ordinance provides regulation for Large Wind Energy Systems (LWES) which produce between 1 MW and 30 MW of electrical power. The N.H. Site Evaluation Committee has only discretionary jurisdictional authority over systems within this power range. This ordinance is intended to provide a municipal ordinance, as contemplated by RSA 162-H:4, IV(a). This ordinance also provides guidance to the (N.H. SEC) regarding any proposed LWES of more than 30MW of electrical power to the greatest degree possible by establishing guidelines to ensure that such an LWES does not unduly interfere with the orderly development of the region as provided by RSA 162-H:16, IV (b).

This Ordinance is adopted pursuant to the enabling provisions of NH RSA 674:1 V, NH RSA 674:16, NH RSA 674:17(j), and NH RSA 674:21. In addition, pursuant to the provisions of NH RSA 674:43, the Hillsborough Planning Board is hereby granted the authority to require preliminary review of site plans and to review and approve or disapprove site plans and issue authorization for the construction or operation of Large Wind Energy Systems including Meteorological Towers, in the Town of Hillsborough, subject to these provisions.

If there is a conflict between provisions in this Ordinance, or between its provisions and those in any other Town ordinance or regulation, the provision which imposes the greater restriction or higher standard shall be controlling.

Amendments to this ordinance shall be approved by the voters of the Town of Hillsborough.

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§229-119 DEFINITIONS:

The following terms shall have the meanings indicated:

ADVERSE NOISE IMPACTS –

Disturbances that interfere with customary speech and communications both indoors and outdoors, telephone conversations, reading, tasks requiring concentration, listening to music or television, and sleep.

APPLICANT –

The person, firm, corporation, company, or other entity who applies for approval under this Section, as well as the Applicant's successor(s), assign(s) and/or transferee(s) as to any approved LWES or testing facility. An Applicant must have the legal authority to represent and bind the landowner or lessee who will construct, own, and operate the LWES or testing facility. The duties and obligations regarding approval for any approved LWES or testing facility shall be with the owner of the LWES or testing facility, and jointly and severally with the owner and operator or lessee of the LWES or testing facility.

AUTOMATIC OBSTRUCTION LIGHTING SYSTEM –

A lighting system that provides continuous 360-degree surveillance of the air space around a wind farm from the ground level to above aircraft flight altitudes, automatically activating obstruction lighting when aircraft are detected at a defined outer perimeter and course of travel.

A-WEIGHTING

Sound measurement weighting that emulates human hearing at normal sound levels, which is most sensitive in the upper mid-range of frequencies and effectively reduces the lower and higher frequencies to emulate what the average person can hear.

BACKGROUND SOUND PRESSURE LEVEL

The Sound Pressure Level represented without the Wind Turbines operating and when man-made and natural intrusive sounds are at a minimum. The intent of this definition is to exclude Sound Pressure Level contributions from intermittent Noises such as traffic and emergency vehicles, and from seasonal natural sounds such as tree frogs and crickets that are not present year-round.

BLADE GLINT

The intermittent reflection of the sun off the surface of the blades of a single Wind Turbine or multiple turbines.

C-WEIGHTING

Sound measurement weighting the lowest frequencies perceptible in human hearing as strongly as the mid-range and higher frequencies, more similar to human perception of very loud sounds 100 dB and above.

DBA

The A-weighted unit of measure for the human response to Noise, using an electronic filter as specified by ANSI approximating the frequency response of the human ear from 20 Hz to 20 kHz.

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DEBRIS HAZARD

Hazard owing to the possibility that the parts of an LWES, or material (ice or other debris) accumulated on its rotating elements, could be dislodged and fall or be thrown some distance onto surrounding property.

FAA

The Federal Aviation Administration.

HEALTH

State of complete physical, mental and social well-being and not merely the absence of disease or infirmity

IMPACT

Includes any effect on the environment, including sound and visual Impacts such as changes in sound pressure, Noise and light in the environment.

LWES

Large Wind Energy System: an electricity-generating facility with a generating capacity rated for full-load sustained output of over 1 megawatt and less than 30 megawatts, consisting of one or more Wind Turbines, including any substations, Met Towers, cables/wires, and other buildings accessory to such facility.

LEQ

The equivalent continuous Sound Pressure Level is a single decibel value which takes into account the total sound energy over the period of time of interest.

LAEQ

A-weighted Noise parameter describing a sound level with the same Energy content as the varying acoustic signal measured.

LA10

Noise level exceeded for 10% of the measurement period, A-weighted and calculated by statistical analysis.

LA90

Noise level exceeded for 90% of the measurement period, A-weighted and calculated by statistical analysis.

LCEQ- C

Weighted Noise parameter describing a sound level with the same Energy content as the varying acoustic signal measured.

LC10 - C

Weighted Noise level exceeded for 10% of the measurement period.

LC90-C - C

Weighted Noise level exceeded for 90% of the measurement period.

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MET TOWER

A meteorological tower used for the measurement of wind speed.

NATURAL ENVIRONMENT

Includes navigable waters, waters of a contiguous zone, ocean waters and any other surface water, groundwater, drinking-water supply, land surface or subsurface strata, or ambient air, including wildlife, ecosystems, and habitat, and historical, cultural, recreational and archeological resources.

NEIGHBORING AREA

Hillsborough and abutting towns, Antrim, Deering, Windsor, Washington and Bradford.

NOISE

Any unwanted sound or any sound that is not part of the Natural Environment.

NON-PARTICIPATING LANDOWNER

The landowner does not share in the bonus, rentals from a lease, nor the right (or obligation) to make decisions regarding execution of those leases (i.e. no executive rights).

OCTAVE BAND

A band of sound covering a range of frequencies such that the highest is twice the lowest, as defined in ANSI Standard S 1.11.

ONE-THIRD OCTAVE BAND

A band of sound covering a range of frequencies such that the highest frequency is the cube root of two times the lowest, as defined in ANSI Standard S 1.11.

PARTICIPATING LANDOWNER

Any landowner on whose property all or a portion of a Large Wind Energy System is located pursuant to an agreement with the Applicant, or any landowner who has waived his or her rights for protection under this ordinance.

PROJECT BOUNDARY

A continuous line that encompasses all Wind Turbines and related equipment to be used in association with a LWES.

PUBLIC INFRASTRUCTURE

Roadways, culverts, and bridges maintained by the Town of Hillsborough or State of New Hampshire.

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SETBACK

The distance an LWES tower base, accessory structures and guy wires is set away from abutting property lines, structures, or other features.

SHADOW FLICKER

The effect when the blades of an operating Wind Turbine pass between the sun and an observer, casting a readily observable, moving shadow on the observer and his/her immediate environment.

SOUND POWER LEVEL

Ten times the logarithm to the base ten of the ratio of the sound power radiated by the source to a reference sound power, expressed in decibels (dB). The reference sound power is 1 picowatt (pW).

SOUND PRESSURE LEVEL

Twenty times the logarithm to the base ten of the ratio of a given sound pressure to a reference sound pressure of 20 microPascals (uPa), expressed in decibels (dB).

TOTAL HEIGHT

When referring to a Wind Turbine, the distance measured from ground level to the blade extended at its highest point.

PTOWER SHADOWING

The shadow created on the surrounding area by the sun shining on a Wind Turbine.

USEFUL LIFE

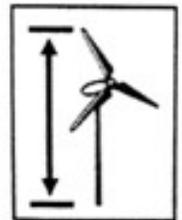
The LWES or individual Wind Turbine(s) will be presumed to be at the end of its Useful Life if no electricity is generated for a continuous period of twelve (12) months.

VISUAL CLUTTER

The accumulation of diverse built elements on a site, especially elements that contrast with their surroundings in form, color, texture, or pattern, including power transition/collection lines.

WIND TURBINE

A wind-energy conversion system that converts wind energy into electricity through the use of a wind-turbine generator, blade, tower, base, and pad transformer, if any.



§229-120 LARGE WIND ENERGY SYSTEM REQUIREMENTS:

A. Design, Manufacture, Construction, and Maintenance Standards

1. In order to minimize Visual Clutter, Wind Turbines shall use tubular towers of similar design, size, operation, and appearance throughout the project, which shall be painted a non- reflective, non-obtrusive color. Blades shall be coated or otherwise designed to minimize Blade Glint.
2. At LWES sites, the design of the buildings and related structures shall, to the extent reasonably possible, use materials, colors, textures, screening, and landscaping that will blend with the existing natural setting and environment.
3. Wind Turbines shall not be used for displaying any signs or advertising except for signs at ground level for reasonable identification of the manufacturer, owner, or operator of the LWES, the utility procuring the power, emergency contact information, and appropriate warnings as required by national, state, and local laws. Such identification shall not be illuminated. Any graffiti on LWES structures shall be removed as soon as practical.
4. Control wiring and power lines shall be wireless or below ground except where collector wiring is brought together for connection to the transmission or distribution network adjacent to the LWES. The Planning Board may permit above-ground wiring, if in the opinion of the Planning Board, its Impact, including but not limited to environmental and visual Impacts, is less than the Impact of below-ground wiring.
5. The Applicant for construction of an LWES shall not undertake any blasting without specific approval of such blasting during Site Plan Review. Terms and conditions for the blasting, including any necessary notifications, shall be specified during Site Plan Review, and shall be pursuant to a Blast Plan approved by the Planning Board and the Hillsborough Fire Chief.
 - a. The Applicant shall prepare an inventory of all structures, wells, bridges, and other seismically sensitive structures that could potentially be damaged by blasting.
 - b. Before each blasting event, the Applicant shall notify all participating and non- Participating Landowners whose property can be potentially damaged of the time and date of the event at least a week before the blasting. The Applicant shall receive signature verification of such notice.
 - c. Blasting mats shall be used to minimize flying rock traveling in the air or along the ground. Flying rock is not permitted to cross into the property of non-Participating Landowners.
 - d. A blasting log for each blast shall be kept on site at the LWES office for

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not less than five (5) years, and copies of the required blasting log shall be promptly submitted to the Planning Board upon completion of construction of the LWES.

e. Pre-blasting and post-blasting inspection and documentation may be required by the Planning Board.

f. If at any time during construction, operation, or maintenance of the LWES, the Applicant wishes to modify the approved Site Plan, the Applicant shall submit to the Planning Board an Amended Site Plan for review and approval.

6. Construction and maintenance activities shall be organized and timed to minimize Impacts on residents and wildlife from Noise, disruption (including disruption of wildlife habitat), and the presence of vehicles and people. Construction and maintenance, unless there is an imminent threat to life or property, shall be performed only on weekdays between the hours of 7am and 6pm. The Planning Board has the authority to waive this requirement if, in its opinion, there is cause to do so.

B. Height

1. The Total Height of any Wind Turbine shall not exceed 350 feet.
2. Met Towers must be less than 200 feet in height, and must be designed so as not to require lighting in compliance with FAA regulations. Guy wires are allowed on Met Towers, but must be designed so as to limit environmental hazards to wildlife, especially birds and bats.

C. Setbacks

1. All LWES tower bases, accessory structures and guy wires must be sited so as to be set back from adjacent property lines by at least 3 times the maximum height of the Wind Turbine.
2. The Applicant shall submit a plan showing the required Setback for each tower as a circle for a single tower or as a series of connected arcs centered on each turbine for multiple towers and submitted with the applicable Setbacks graphically superimposed to scale on town maps identifying map and lot numbers, lot owners, structures, and lot property lines.

D. Communications Interference

Any LWES shall be sited and operated so that it does not interfere with emergency communications of any jurisdiction, television, telephone (including cellular and digital), microwave, satellite (dish), navigational, or radio reception to Neighboring Areas. The Applicant shall be responsible for the full cost of any remediation necessary to provide equivalent alternate service or to correct any problems. Remedies

may include relocation or removal of the LWES. The Applicant of the LWES shall respond within ten business days to any request for a communications interference investigation by a property owner within a three-mile radius beyond the Project Boundary. Testing shall commence within that ten business day window. The Applicant is responsible for mitigating the cause, within sixty business days from the determination of interference attributed to the operation of the LWES or, failing a determination of interference, the Applicant shall provide certification from an N.H. licensed professional engineer confirming that the proposed project did not interfere with emergency communications of any jurisdiction, television, telephone (including cellular and digital), microwave, satellite (dish), navigational, or radio reception to Neighboring Areas.

E. Sound Pressure Level Limits and Measurement

The intent of this section is to preserve the quiet rural environment of Hillsborough and to provide protection from excessive Sound Pressure Levels that cause adverse Impacts to public Health, welfare, and wellbeing, and to minimize Adverse Noise Impacts.

1. Sound Pressure Levels produced by the LWES shall not exceed those specified by N. H. SEC rules as measured at the project site property line. Any model used to predict Wind Turbine Noise shall use the following parameters:
 - a. Adherence to the ANSI/ASA S12.9-2013 Part 3 standard.
 - b. Measurements shall be conducted at the property lines of the nearest properties from the proposed Wind Turbines that are representative of all properties within 2 miles of any turbine.
 - c. Sound measurements shall be omitted when the wind velocity is greater than 4 meters per second at the microphone position, when there is rain, or with temperatures below instrumentation minima; following ANSI/ASA S12.9-2013 Part 3 protocol, and shall comply with the following additional specifications:
 - i. Microphones shall be placed 1 to 2 meters above ground level, and at least 15 feet from any reflective surface.
 - ii. A windscreen of the type recommended by the monitoring instrument's manufacturer must be used for all data collection.
 - iii. Microphones should be field calibrated before and after measurements.
 - iv. An anemometer shall be located within close proximity to each microphone.
2. Pre-construction sound reports shall include a map or diagram clearly showing the following:
 - a. Layout of the project area, including topography, Project Boundary lines, and property lines.
 - b. Locations of the sound measurement points.

- c. Distance between any sound measurement point and the nearest Wind Turbine.
 - d. Location of significant local non-turbine sound and vibration sources.
 - e. Distance between all sound measurement points and significant local sound sources.
 - f. Location of all sensitive receptors including schools, day-care centers, Health care facilities, residences, residential neighborhoods, places of worship, and elderly care facilities.
 - g. Indication of temperature, weather conditions, sources of ambient sound, and prevailing wind direction and speed for the monitoring period.
 - h. Final reports shall include each of the following measurements:
 - i. LAEQ, LA10, and LA90; and
 - ii. LCeq, LC10, and LC90-C;
3. Pre-construction sound prediction shall.
- a. Be conducted in accordance with ISO 9613-2 1996-12-15 standards and specifications.
 - b. Include an adjustment to the LEQ sound level produced by the model applied in order to adjust for turbine manufacturer uncertainty, such adjustment to be determined in accordance with the most recent release of the IEC 61400 Part 11 standard (Edition 3.0 2012-11); this standard anticipates that the analysis of Wind Turbine acoustic emissions shall also consider Sound Power Level and tonality for a batch of Wind Turbines as opposed to a single machine, pursuant to IEC 61400 Part 14 (First Edition 2005-03);
 - c. Include predictions to be made at all properties within 2 miles from the project Wind Turbines for the wind speed and operating mode that would result in the worst-case Wind Turbine sound emissions during the hours before 8:00 a.m. and after 8:00 p.m. each day;
 - e. Disclose and account for other corrections for model algorithm error in the model;
 - f. Include no attenuation (zero) for ground cover or foliage; and
 - g. Include a plus-5-dB design margin to the predicted Sound Pressure Levels to account for variations in meteorological conditions at the project site.
4. The predictive sound modeling study report shall include a complete description and the results of the modeling required above as well as a map with sound contour lines showing DBA sound emitted from the proposed wind energy system at 5 DBA intervals;

F. Shadow Flicker, Tower Shadowing, and Blade Glint

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1. The facility shall be designed such that Shadow Flicker or Tower Shadowing falling on or in any non-Participating Landowner's property or a public or private road shall be limited as follows:
 - a. The Shadow Flicker or Tower Shadowing shall not exceed eight (8) hours per year in total.
 - b. The traffic volumes of an affected road shall be fewer than 500 vehicles per day.
 - c. The Shadow Flicker or Tower Shadowing shall not fall onto an intersection.
2. Blades shall be coated or otherwise designed to minimize Blade Glint.
3. Upon receipt by the Code Enforcement Officer of a complaint of Shadow Flicker, Tower Shadowing, and/ or Blade Glint, the Code Enforcement Officer will consider the complaint and may require that the LWES operator submit a study certifying that Shadow Flicker, Tower Shadowing or Blade Glint present no deleterious effects for any occupied structure.
4. If Shadow Flicker and/or Blade Glint exceeds any of the conditions listed above, the source Wind Turbines shall be shut down until the Shadow Flicker, Tower Shadowing, or Blade Glint problem is remedied.

G. Public Infrastructure

The Applicant shall not adversely Impact any Public Infrastructure occasioned by or in any manner related to the installation, operation, maintenance, and repair or decommissioning of the LWES. The Applicant shall provide documentation of written permission for any modifications to Public Infrastructure, including roadways and utilities, that may be required for the proposed LWES. This includes reimbursement to the Town or State for any repairs or reconstruction reasonably deemed necessary by the Town or State.

H. Erosion and Stormwater Control

1. All storm water management and erosion control measures shall adhere to the “Erosion and Sediment Control Design Handbook for developing Areas of New Hampshire”, published by the Rockingham County Conservation District, dated August 1992, as may be updated and amended from time to time.
2. During the construction, operation, and decommissioning of the LWES, the Applicant shall maintain any and all erosion and storm-water control practices described in the Erosion and Storm-Water Control Plans and Life Cycle and Decommissioning Plans submitted with the Application for Site Plan Review.
3. An application for an LWES approval shall include an Erosion and Storm-Water Control Plan prepared by an N.H. licensed engineer demonstrating compliance with this Ordinance.

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I. Safety

1. Each Wind Turbine shall be equipped with both manual and automatic controls to limit the rotational speed of the blade to within the design limits of the rotor. All Wind Turbines shall be equipped with redundant braking systems. This includes both aerodynamic (including variable pitch) over-speed controls and mechanical brakes. Mechanical brakes shall be operated in a fail-safe mode, whereby they are engaged in the case of loss of load on the generator. Stall regulation shall not be considered a sufficient braking system for over-speed protection. A manual electrical and/or over-speed shutdown disconnect switch shall be provided and clearly labeled on/in the Wind Turbine structure.
2. The blade tip of any Wind Turbine shall, at its lowest point, have ground clearance of not less than 20% of the tower height.
3. Any Wind Turbine and/or accessory structure shall not be climbable within 15 feet of ground level.
4. The LWES shall be designed to prevent unauthorized access to electrical and mechanical components and shall have access doors that are kept securely locked at all times when service personnel are not present.
5. Appropriate warning and safety signage shall be placed on any Wind Turbine, accessory structure, and/or electrical equipment, and posted at all LWES entrances.
6. All structures over 100 feet high shall be self-supporting. No guy-wire-supported structures shall be permitted, with the exception of structures under 100 feet and Met Towers.
7. A sign stating emergency contact information shall be posted near the tower(s) or operations and maintenance office building.
8. Signage shall be placed at the road access to warn visitors about the potential danger of falling and thrown ice and the Debris Hazards.
9. Any Wind Turbine that is found to present an imminent physical threat of danger to human life, wildlife, or property, or that is found to exceed the Noise standards of this Ordinance, shall be immediately shut down. Following repair or redesign to comply with the standards of this Ordinance, the Wind Turbine shall be certified to be safe and to comply with this Ordinance by an N.H. licensed professional engineer(s) prior to resumption of operation.

J. Rescue, Fire, and Hazard Protection

The Applicant shall assure and provide documentation that the LWES complies with the following fire control and prevention measures.

1. A plan acceptable to the Building Inspector of Hillsborough, the Hillsborough Emergency Management Director, any contracted services secured by Hillsborough

and the N.H. State Fire Marshal, for firefighting and rescue services year-round including water accessibility, any necessary equipment, and/or training for local fire protection and rescue personnel, shall be prepared and updated annually. The full cost of implementing and maintaining the plan, including equipment, equipment maintenance, and staffing, shall be the responsibility of the Applicant.

2. The Applicant shall comply with all laws applicable to the generation, storage, clean-up, transportation, and disposal of hazardous wastes generated during any phase of the project's life
3. All structures and activities shall comply with the National Fire Protection Association (NFPA) Fire Code, including but not limited to the following (as updated): NFPA 1, 10, 12, 72 and 101, as well as the Recommended Practice for Fire Protection for Electric Generating Plants and High Voltage Direct Current Converter Stations, NFPA 850.
4. Nothing herein shall be construed to regulate the fire-fighting practices of municipal organizations responding to fire calls at the LWES.

K. Environmental Impact

The Applicant shall take appropriate measures to minimize, eliminate, or mitigate adverse Impacts on the Natural Environment during the entire life cycle of the LWES and shall comply with all Federal, State and local laws regulating environmental Impacts. In making its determination under this section, the Hillsborough Planning Board shall require the Applicant to demonstrate that the proposed LWES is consistent with Article XVI Groundwater Protection Ordinance and most current versions of the U.S. Fish and Wildlife Service “Land-Based Wind Energy Guidelines, dated March 23, 2012” and the

N.H. Site Evaluation Committee Rules, Chapters Site 100-300, adopted December 16, 2015, and any recommendations of the New Hampshire Fish and Game Department and the Hillsborough Conservation Commission.

1. Environmentally Sensitive Areas - The plan for the LWES shall reflect the natural capabilities of the site to support development. Environmentally sensitive areas — including but not limited to wetlands, vernal pools, seeps or springs, steep slopes (greater than 15%), watersheds, floodplains, significant wildlife habitats, fisheries, habitat for rare or endangered plants and animals, unique natural communities and natural areas, and sand and gravel aquifers — will be maintained and preserved to the greatest reasonable extent possible. The Applicant shall demonstrate appropriate measures for protecting these resources during the entire lifecycle of the project.
2. Wildlife - The Applicant shall provide a plan to minimize any adverse Impact on area wildlife and wildlife habitat. Such analysis shall include but not be limited to adverse Impacts on birds, bats, raptors, animals, migratory routes and habitat fragmentation. In addition, the Applicant must demonstrate that the LWES will have no undue adverse Impact on rare, threatened, or endangered wildlife. The wildlife and habitat analysis must include pre- construction field studies conducted

by a qualified wildlife biologist selected by the Planning Board and paid for by the Applicant.

3. Avian and Bat Species - The LWES shall be developed and operated in such a manner as to minimize adverse Impacts on bird or bat species.
 - a. All above-ground lines, transformers, or conductors should comply with the Avian Power Line Interaction Committee (APLIC, <http://www.aplic.org/>) published standards to prevent avian mortality.
 - b. The design and installation of the LWES shall avoid, to the extent practicable, the creation of artificial habitat for raptors or raptor prey; e.g., electrical equipment boxes on or near the ground that can provide shelter and warmth and horizontal perching opportunities on the towers or related structures.
4. Ground and Surface Water - The LWES will not adversely affect the quality or quantity of ground and surface waters. The Applicant shall demonstrate to the Planning Board's satisfaction that there are no unusual risks caused by the LWES. The Board may require that spill prevention and control measures be installed, and that all activities involving potentially permeable pollutants, including at delivery and transfer points, be conducted undercover and over an impervious surface surrounded by dikes. Whenever sedimentation is caused by stripping vegetation or grading, it shall be the responsibility of the Applicant to remove it from all adjoining surfaces, drainage systems, and watercourses and to repair any damage as quickly as possible at the Applicant's expense.
5. Historical, Cultural and Archeological - Because the preservation of historic resources is very important to the Town of Hillsborough, the Applicant shall be required to:
 - a. Inventory and map all historically significant sites located within two thousand (2000) feet of the proposed LWES project area, including but not limited to structures, roadways, cellar holes, mines, and sites of geological significance.
 - b. Provide a plan outlining how the Applicant proposes to minimize the Impact of construction and ongoing operation of the LWES on those sites. As a condition of approving the Applicant's Historical, Cultural and Archeological protection plan, the Planning Board may require specific Setbacks of LWES structures or roadways from significant sites and/or other actions that protect or restore items of historic significance.

L. Visual Impact

1. An LWES shall be designed and located so as to minimize visual Impacts, including Visual Clutter and Impacts caused by any lighting, and so as not to dominate views from residential areas, cultural resource areas, major public ways, public recreational and scenic areas, trails used by the public, or open space within the Town.

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2. Dominance is determined by how an LWES will be seen within its visual context and occurs when the project would cause a change in the balance or feel of the character of the surrounding area or create a very dominant focal point that detracts from other important natural or cultural focal points. (Reference: A Visual Impact Assessment Process for Wind Energy Projects, Vissering, Sinclair, and Margolis, May 2011.) Some of the factors to be considered in evaluating the degree of dominance are:
 - a. appearance of proximity,
 - b. duration of view,
 - c. expectation for natural or intact landscape setting,
 - d. uniqueness of a scenic resource,
 - e. whether the view is directly ahead over extended distances, and
 - f. whether large numbers of turbines are visible in many views.
3. All available mitigation techniques to reduce the visual Impacts of the LWES shall be considered, including methods prescribed by the American Landscape Institute. The use of Automatic Obstruction Lighting Systems is mandatory for Wind Turbines with FAA lighting.
4. Photographic simulations shall be provided from potentially sensitive public and private viewpoints. The Planning Board may request that particular viewpoints be illustrated. Such locations could include the center of Town, public recreation areas, historic sites, and scenic sections of Town or State roads. Simulation photographs shall be taken and illustrated on 11" x 17" printed copies for each simulation. If several photographic frames are required to illustrate the breadth of the project from a particular viewpoint, illustrations shall be provided of each frame, plus a combined panoramic view. Any visible roads, site clearing, and all project infrastructure shall be depicted on the simulations. The report shall employ a standard Visual-Impact-assessment methodology for detailing what the visual Impacts of the project would be and explaining why these may be acceptable or unacceptable.
5. The Applicant shall identify all mitigation methods proposed, if any, to address the potential visual Impacts of the LWES. These methods may include turbine siting and distance between towers; reductions in turbine height or numbers; design and size; hazard lighting mitigation by employing Automatic Obstruction Lighting Systems; underground placement of collector lines; and other methods. The Planning Board may require additional mitigation measures to minimize the Impact on scenic resources of the Town.

M. Financial, Technical, and Managerial Capability

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Applicant shall demonstrate to the Planning Board that it has adequate financial, technical, and managerial capability to assure construction and operation of the facility in continuing compliance with the terms and conditions of this ordinance.

§229-121 APPLICATION PROCEDURE AND REQUIREMENTS

1. Application for a new or replacement LWES shall be filed and processed in accordance with the Town of Hillsborough Planning Board's regulations and the provisions below. In case of any conflict with the regulations, the stricter requirement shall apply. Each of the studies and reports required below shall contain the information required by this Ordinance. If an application does not contain sufficient information to demonstrate compliance with the requirements of this Ordinance, the Planning Board shall reject the application as incomplete as provided by RSA 676:4, I (c).
2. An application for LWES is presumed to have regional Impacts. Therefore, the procedure shall include notification per NH RSA 36:54 - 57.
3. Submission Requirements: In addition to standard Planning Board requirements, an Applicant for an LWES shall submit the following:
 - a. A Financial Resources Plan demonstration satisfactory to the Planning Board that the Applicant has adequate financial, technical, and managerial capability to assure construction and operation of the facility in continuing compliance with the terms and conditions of this ordinance. This Plan shall include the Applicant's proposal for performance guarantees for completion of the following: (1) street work; (2) public safety and fire response improvements; (3) stormwater and erosion control measures; (4) wildlife and other ongoing studies; (5) wetlands, wildlife or other mitigation measures; (6) decommissioning, including site restoration; and (7) completion of such other studies, improvements or mitigation measures required by the Planning Board pursuant to this Ordinance. The Applicant's Financial Resources Plan shall provide for a performance guarantee in the form of a performance bond or some other type of indemnification acceptable to the Planning Board. The Financial Resources Plan shall include a cost estimate prepared by an N.H. licensed professional engineer of the above items for review by the Town's engineering or financial consultant.
 - b. Plans prepared and stamped by an N.H. licensed professional engineer that show the location, shape, size, color, materials, textures, landscaping, design, and Total Height of all proposed components of Met Towers and LWES, including the proposed access to the project site (including Town and State roads) and associated transmission lines.
 - c. A location map to scale of current and planned land uses within the Project Boundary and a one-mile radius beyond the Project Boundary, showing the location of all proposed Wind Turbines and required Setbacks for each, and that

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- identifies Participating Landowners. These maps must be prepared by an N.H. licensed land surveyor.
- d. A site grading and clearing plan that shows all areas to be cleared and all grade changes. The plan shall include details on the collector lines, locations and heights of poles, clearing limits for aboveground lines, substations, transmission line details, and upgrades or changes to existing power lines. This plan should delineate environmentally sensitive areas.
 - e. Historical, Cultural, and Archeological Inventory and Resource Map prepared by an N.H. licensed land surveyor, and Applicant's plan to minimize Impact of LWES construction and operation on these sites.
 - f. Environmental Resource Map prepared by a qualified N.H. licensed land surveyor.
 - g. Intended period of data collection for the Met Tower.
 - h. Certification of the non-reflecting properties of the external surfaces of the LWES.
 - i. Calculations and supporting data for all Setbacks for each turbine.
 - j. List of property owners whose property wholly or in part falls within the Setback areas specified in Section III. C., including copies of any and all agreements with Participating Landowners.
4. The Applicant shall provide a Decommissioning Plan as part of its Financial Resources Plan. The Applicant's Decommissioning Plan shall include the following requirements:
- a. The Applicant shall, at his or her expense, complete decommissioning (including site restoration) of the LWES, or individual Wind Turbines, within twelve (12) months after it is deemed unsafe, abandoned, or at the end of its Useful Life. The LWES or individual turbines will be presumed to be at the end of its Useful Life if no electricity is generated and sent to the power grid by it for a continuous period of (12) twelve months.
 - b. Site Restoration shall include:
 - i. Removal of Wind Turbines, buildings, cabling, electrical components, foundations, and any other associated facilities to a depth of two feet below the ground surface. Conduits buried deeper than two feet may remain in place, but all cables must be removed, and any pull boxes, junction boxes, transformer vaults, and other structures within two feet of the surface must be removed and remaining conduit ends permanently sealed and capped.
 - ii. Removal from the property of all items in outdoor storage.
 - iii. On-site-road and open-work-area removal, if any, to preconstruction conditions, excepting portions of roads useful for the proposed use of the site. The property owner or Town officials may approve retention of any roads that either may wish to retain. If any roads are
 - i. retained, excess paving and gravel shall be removed

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back to an appropriate width approved by the Planning Board, and the remaining areas loamed and seeded.

- iv. Re-grading and revegetation necessary to return the subject property to the condition existing prior to establishment of the LWES. The restoration shall reflect the site-specific character including topography, vegetation, drainage, and any unique environmental features. If, in the opinion of the Planning Board, grades and vegetation existing at the time of decommissioning are sufficiently stable and well established, they may be allowed to remain.
 - v. Implementation of the post-decommissioning stormwater runoff plan.
5. Studies and reports as required by the Planning Board, including but not limited to those listed below. The cost of any required study, report, plan, mitigation effort, or any other work required to be done by the Planning Board, is the full responsibility of the Applicant.
- a. Sound Pressure Level Study, including all of the applicable reports and information required by Section III.E. of this Ordinance.
 - b. Rescue, Fire, and Hazard Protection Plan
 - c. Road and Property Risk Assessment
 - d. Wildlife and Bird Impact Study and Protection Plan
 - e. Groundwater and Surface Water Quality studies
 - f. Visual Impact Assessment, including photographic simulations. The Planning Board may request that particular viewpoints be illustrated.
 - g. Communication Interference Certificate
 - h. Shadow Flicker, Tower Shadowing, and Blade Glint study
 - i. Safety Plan
6. Storm Water Management Plan: pre- and post-decommissioning.
7. Erosion Control Plan.
8. A Complaint Resolution Plan to address any complaints from affected parties during construction and over the life of the operation. The Plan shall identify a contact person and a process for mediation.
9. Decommissioning and Site Restoration Plan as outlined in Section X (Decommissioning).

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10. Landscape Plan showing restoration of disturbed areas after completion of construction.
11. Estimate of decommissioning costs prepared by an N.H. licensed professional engineer.
12. Blasting plan, including inventory of all potentially affected structures.
13. Any and all other State and Federal permits and approvals as may be required.
14. Any other information deemed necessary by the Planning Board in order to make an informed decision.

Permit to Construct.

15. Following site plan approval by the Hillsborough Planning Board and before commencing construction of an LWES, the Applicant shall provide the Select Board with:
 - a. documentation of planning board approval
 - b. evidence of performance guarantee,
 - c. a Town building permit.
16. On receipt of these materials the Select Board will issue a permit to construct.

Repowering.

17. When an LWES is planned for a retrofit, upgrade, reconstruction, substantial modification or any other significant change to the operating components of the turbine or its design specifications, for whatever cause or reason, which might affect its auditory, visual, or other Impacts, the Applicant must apply for, and obtain approval from the Planning Board before any portion of the LWES may be repowered.

§229-122 ADMINISTRATION AND ASSOCIATED COSTS

1. At the time of formal submission of their application for the Site Plan Review, the Applicant shall deposit funds into an escrow account in an amount acceptable to the planning board up to \$50,000 depending on the scale of the project.
2. The purpose of this escrow account is to reimburse the town of Hillsborough for the costs incurred to hire consultants and experts as the Planning Board, at its sole discretion, deems necessary for the costs for notification of abutters and for the costs of special investigation and the review of documents and studies required by this ordinance by

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professionals retained by the Planning Board, and for other matters which may be required by particular applications.

3. The Applicant shall be responsible for payment of all special investigations, the review of documents and other matters related to the Site Plan Review pursuant to RSA 674:44, V.

§229-123 EASEMENTS AND LEASES

1. Any landowner may grant an easement to the Applicant for any Impacts of the LWES on their property and shall advise all subsequent owners of the property that the standards permitted by this Section run with the land and are enforceable against the property owner. The terms of the easement shall be consistent with the current application for an LWES. All easements or leases shall include consent of the landowner to monitoring and inspections as required by the provisions of this Ordinance.
2. All leases and easements related to the LWES and the land on which it is located shall be recorded with the Registry of Deeds.
3. All easements and other agreements with Participating Landowners shall be submitted to the Planning Board for review to ensure that they meet the legal and other requirements of this Ordinance, including any conditions as may be imposed by the Planning Board.

§229-124 ONGOING REQUIREMENTS

- A.** Monitoring: Upon reasonable notice, Town of Hillsborough officials or their designated representatives may enter a lot on which an LWES has been approved for the purpose of monitoring Noise, impacts on the Natural Environment, and other Impacts that may arise, as well as to determine compliance with the approved Site Plan and the Permit to Operate. In such a case, the Town will provide the Applicant with 24-hour advance telephone notice, followed by e- mail notification for the record.
- B.** The Planning Board shall require the following on-going studies to be completed for review and approval by the Planning Board, or its designee:
 1. Post-construction Water-Quality Study:
 - a. Within six (6) months of the first Wind Turbine becoming operational, and every twelve

(12) months thereafter for a period of three (3) years, a water-quality study of all wells, springs, and water resources specifically identified during the Site Plan Review shall be designed and carried out by a water-quality professional approved by the Planning Board.
 - b. Upon receipt of a substantiated complaint that the integrity or water quality of

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any well, spring, or water resource has been damaged by the LWES construction or operation, the Planning Board may require prompt investigation of the complaint by a water-quality professional approved by the Board, at the expense of the Applicant.

- c. If degradation or contamination of any well, spring, or water resource is found to have occurred, the Applicant shall be considered in violation of this Ordinance and its approved permit.
 - d. The Applicant is responsible for all costs associated with water-quality testing and corrective action if necessary.
18. Environmental Impact Studies: Recognizing the importance of wildlife as described in 229-20 III.K. 2., continuing environmental Impact studies shall be required.
- a. At least every 3 years after a permit to operate has been issued, an environmental study shall be conducted by a qualified wildlife biologist approved by the Planning Board and paid for by the Applicant.
 - b. If the post-construction field studies demonstrate substantive harm to the Natural Environment, the Applicant shall develop an appropriate mitigation plan for approval by the Planning Board after review by the Conservation Commission. The Applicant shall be responsible for the full cost of implementing the mitigation plan.
 - c. In addition, the Applicant shall submit a quarterly report to the Planning Board and Conservation Commission identifying all dead birds and bats found within 500 feet of the LWES. Reporting shall continue for at least three (3) years after the first Wind Turbine becomes operational, or longer if required by the Planning Board, during the site plan review. In the event of an avian or bat mortality kill of threatened or endangered species, or discovery of more than six (6) dead birds or bats of any variety on site, the Applicant shall notify the Planning Board, Conservation Commission and the New Hampshire Department of Fish and Game within 24 hours. Within thirty (30) days of the occurrence, the Applicant shall submit a report to the Select Board describing the cause of the occurrence and the steps taken to avoid future occurrences. The Planning Board reserves the right to install and monitor video surveillance at the expense of the Applicant as part of Environmental-Impact Studies.
19. Decommissioning Costs. The owner shall submit an updated report of the total costs of decommissioning, prepared at the Applicant's expense by an independent N.H. licensed professional engineer(s), to the Select Board every fifth year of operation. The updated report shall demonstrate that the owner has sufficient financial capabilities required to complete decommissioning as required by this Ordinance, the Financial Resources Plan approved by the Planning Board and any conditions of approval imposed by the Planning Board.

20. Noise compliance. Sound Pressure Levels produced by the LWES shall not exceed those specified by N. H. Site Evaluation Committee rules as measured at the site property line.
 - a. All applicable post-construction Noise monitoring surveys shall be conducted once within 3 months of commissioning, and once during each season thereafter for the first year; additional surveys shall be conducted at the request of Planning Board; adjustments to this schedule shall be permitted subject to review by the Planning Board.
 - b. Post construction monitoring shall be performed by an independent N.H. licensed professional engineer qualified for acoustical monitoring.

Within thirty days of each monitoring survey, the owner shall submit to the Planning Board a Noise-Compliance Report certifying compliance with the Noise requirements of this Ordinance and any conditions of approval imposed by the Planning Board. The report shall be prepared under the direction of an independent N.H. licensed professional engineer and shall be signed or stamped by this person. The owner shall be responsible for the costs for the Planning Board's review of the Noise Compliance Report which shall comply with the following:

1. Sound measurements shall be conducted in compliance with the most recent version of the American National Standards Institute (ANSI) Standards, ANSI/ASA S12.9 Parts 2 & 3. which define both short term attended monitoring and long term unattended monitoring.
2. Sound data shall be recorded with both DBA filtered and unfiltered down to 0.5Hz. Wind speeds shall be logged simultaneously with Sound Pressure Level data.
3. Measurements shall be conducted at the property lines of the nearest properties from the proposed Wind Turbines that are representative of all properties within 2 miles of any turbine;
4. Post-construction sound monitoring reports shall include a map or diagram clearly showing the following:
 - a. Layout of the project area, including topography, Project Boundary lines, and property lines;
 - b. Locations of the sound measurement points; and
 - c. Distance between any sound measurement point and the nearest Wind Turbine.
5. For each sound measurement period during post-construction monitoring, reports shall include each of the following measurements:
 - a. LAEQ, LA10, and LA90; and
 - b. LCeq, LC10, and LC90-C;

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6. Sound Pressure Level meters and calibration equipment shall comply with the most recent version of ANSI Standard S 1.4 "Specifications for General Purpose Sound Pressure Level Meters," and shall have a calibration traceable to the National Institute of Standards and Testing (NIST) performed within the preceding 24 months.
7. Noise measurements shall be taken at locations and times when the Wind Turbine is clearly audible and dominating the acoustical environment. All unattended measurements shall consider the Wind Turbine as dominating the acoustical environment.
8. Noise measurements shall be taken with the Wind Turbines on and off to determine any background Noise to be accounted for. The Applicant shall cooperate by shutting Wind Turbines off and turning them on during acoustic testing at times required by the acoustic monitoring personnel.
9. The acoustic-monitoring personnel shall determine if extraneous sounds such as those made by insects, frogs, or other wildlife are contributing to the measured LEQ Sound Pressure Level and remove their contributions either by relocating the measurement microphone to a spot not affected by such sounds or conducting testing at dates and times when such sounds are not present. The acoustic-monitoring personnel may correct the LEQ Sound Pressure Level using full or One-Third Octave Band analysis to subtract Wind Turbine "off" levels from Wind Turbine "on" levels, and by removing data in One-Third Octave Bands from the LEQ computation that are contaminated by extraneous sounds.
10. The wind velocity at the sound-measurement microphone shall not exceed 4.5 mph during measurements of Background Sound Pressure Level, and the maximum wind speed at the microphone for Noise measurements during turbine operation should not exceed 9 mph.
11. During Wind Turbine testing the atmospheric profile shall be Pasquill Stability Class E or F preferred, Class D as alternate. Wind Turbine acoustic testing shall be conducted with hub- height wind speeds varying between cut-in and cut-out speeds.
12. The Wind Turbine shall be fully engaged blades-to-generator and running the standard power output program and producing the maximum power output for the incoming hub-height wind speed. Feathering or other blade angle manipulations that are not part of the normal Wind Turbine program to obtain maximum power output shall be prohibited during acoustic testing. If the Wind Turbine must be feathered due to a high wind condition for safety purposes, the testing shall be rescheduled.
13. Wind Turbine power output and hub-height wind speed data at 10-minute or shorter intervals shall be provided to the acoustic-monitoring personnel by the Applicant

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for the entire sound- measurement period.

- C. Long-term unattended monitoring shall be conducted in accordance with the ANSI/ASA S12.9- 1992 Part 2 (R2013), provided that audio recordings are taken in order to clearly identify and remove transient Noises from the data, with frequencies above 1250 hertz One-Third Octave Band to be filtered out of the data;
- D. Noise measurements shall be taken at locations specified by the Planning Board, to include, but not be limited to, those at which predictive sound modeling study measurements were taken pursuant to subsection E.3. above. The Planning Board may employ an N.H. licensed professional engineer, whose fees shall be paid by the Applicant, for advice regarding these measurements.

§229-125 PUBLIC INQUIRIES AND COMPLAINTS

- A. Throughout the life of the project, including the decommissioning phase, the LWES Applicant shall maintain a phone number and identify a responsible person for the public to contact with inquiries and complaints. The Complaint Resolution Plan submitted with the initial application shall be used to resolve complaints.
1. Any individual, group of individuals, or reasonably identifiable entity may file a signed and dated written complaint with the Applicant of the LWES. If any complaints are received by phone, the Applicant shall inform the complainant that complaints must be submitted in writing. Any complaints received directly by the Code Enforcement Officer shall be referred to the Applicant.
 2. The Applicant of the LWES shall report to the Select Board all complaints received concerning any aspect of the LWES construction, operation, or decommissioning as follows
 - a. Complaints received by the Applicant shall be reported to the Code Enforcement Officer within five business days; except those complaints regarding unsafe and serious violations of this Section shall be reported to public-safety personnel immediately, and the Code Enforcement Officer by the following business day.
 - b. The Applicant shall document each complaint by maintaining a record including at least the following information:
 - i. Name of the LWES and the Applicant,
 - ii. Name of complainant, address, phone number,
 - iii. A copy of the written complaint,
 - iv. Specific property description (if applicable) affected by complaint,

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- v. Nature of complaint (including weather conditions if germane),
 - vi. Name of person receiving complaint, date received,
 - vii. Date reported to the Select Board or its designee, and
 - viii. Initial response, final resolution, and date of resolution.
3. The Applicant shall maintain a chronological log of complaints received, summarizing the above information. A copy of this log including copies of each written complaint, and a summary of the log by type of complaint, shall be sent on or before January 15, March 15, July 15, and October 15 to the Select Board, covering the previous calendar quarter. An annual summary shall accompany the January 15 submission.
 4. The Code Enforcement Officer shall forward copies of any Health-related complaints to the Hillsborough Health Officer and the State Board of Health.
 5. The Select Board may designate a person to seek a complaint resolution that is acceptable to the complainant, the Select Board, and the Applicant. If such a resolution cannot be obtained, the Select Board may take action as authorized by Section I: Enforcement and Penalties.
 6. The Select Board may at any time determine that a complaint shall be subject to enforcement and penalties as defined in Section I: Enforcement and Penalties.
- B.** This process shall not preclude the local government from acting on a complaint, and local provisions for complaint resolution shall prevail and supersede all Applicant complaint resolution processes.

§229-126 ENFORCEMENT AND PENALTIES

- A.** The enforcement of this Section shall be the responsibility of the Hillsborough Select Board or its agent, who is hereby authorized to cause any LWES component, premises, use, or any related place to be inspected, and to order in writing the remedying of any condition found to exist in violation of this Section.
- B.** An Applicant, owner or other person shall be deemed in violation of this Ordinance if such Applicant, owner or other person violates any provision of this ordinance, any provision or specification of any application, plat, or plan approved by the Planning Board, or any requirement or condition of a permit or decision issued by the Planning Board or the Select Board.
- C.** Violation of this Ordinance shall result in such enforcement action, including but not limited to revocation of approval, fines, recovery of attorney's fees, or any other action authorized by law.

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§229-127 CRITERIA FOR APPROVAL

The Planning Board shall approve an application, subject to conditions, only if the Applicant demonstrates that all of the following criteria have been met:

- A. The proposed LWES complies with all of the requirements of this Ordinance and the Town’s Site Plan Regulations.
- B. The proposed LWES will not have a negative financial Impact on the Town.
- C. The proposed LWES includes adequate financial and other assurances to ensure the continued operation and decommissioning of the proposed LWES in compliance with the terms of this Ordinance.

If an Applicant fails to demonstrate that all of the above criteria have been met, the Planning Board shall deny the application as provided by RSA 676:3.

§229-128 SEVERABILITY:

The invalidity of any provision of this Ordinance shall not affect the validity of any other provision, nor any prior decisions made on the basis of the valid provisions of this Ordinance.

§229-129-Reserved

§229-130-Reserved

ARTICLE XIX Solar Collection System Ordinance [Adopted ATM 3/9/21]

§229-131 Authority and Purpose

This Solar Collection System ordinance is enacted in accordance with RSA 674:17(I)(j) and the purposes outlined in RSA 672:1-III-a as amended. The purpose of this ordinance is to accommodate solar energy collection systems and distributed generation resources in appropriate locations, while protecting the public’s health, safety and welfare. The Town intends to facilitate the State and National goals of developing clean, safe, renewable energy resources in accordance with the enumerated polices of the State of New Hampshire, including but not limited to RSA 374-G and 362-F. The purposes and regulations are intended to apply to all Solar Collection Systems installed or modified after the effective date of this Ordinance, including, to the greatest decree possible, those Systems requiring approval from the New Hampshire Site Evaluation Committee.

§229-132 DEFINITIONS

ABANDONMENT

A Commercial Solar Collection System shall be deemed to be abandoned if operations have discontinued for more than 6 months without written consent of the municipality (such as for reasons beyond the control of the owner/operator). An abandoned system shall be removed and the site restored within 6 months of abandonment.

ACCESSORY AGRICULTURE SOLAR

Any Ground Mounted or Roof Mounted Solar Collection System designed to primarily reduce on-site consumption of Utility Power of an existing primary agricultural use of the site and without a limit to the Rated Nameplate Capacity or Solar Land Coverage provided the existing primary agricultural use is preserved.

CARPORT MOUNT

Any Solar Collection System of any size that is installed on the roof structure of a carport over a commercial parking area.

COMMUNITY SOLAR

A use of land that consists of one or more free-standing, Ground Mounted Solar Collection Systems regardless of nameplate capacity that is up to 100 kW and that is less than 1 acre of Solar Land Coverage.

GROUND MOUNT

A Solar Collection System and associated mounting hardware that is affixed to or placed upon the ground (such as ballasted systems) including but not limited to fixed, passive or active tracking racking systems.

INDUSTRIAL SOLAR

A use of land that consists of one or more free-standing, Ground Mounted Solar Collection Systems regardless of nameplate capacity that is between 25 acres and 50 acres in Solar Land Coverage.

LARGE COMMERCIAL SOLAR

A use of land that consists of one or more free-standing, Ground Mounted Solar Collection Systems with a Rated Nameplate Capacity of between 1 MW and 5 MW that is between 5 and 25 acres in Solar Land Coverage.

PRIMARY AGRICULTURE SOLAR

Any Ground Mounted Solar Collection System that is partially used to reduce on-site consumption of Utility Power of an existing primary agricultural use of the site and with a Rated

Nameplate Capacity up to 1 MW in size or has a Solar Land Coverage in excess of 5 acres provided the existing primary agricultural use is preserved.

RATED NAMEPLATE CAPACITY

Maximum rated electrical output of Solar Collection System based on the design output of the Solar Collection System.

RESIDENTIAL SOLAR

Any Ground Mounted or Roof Mounted Solar Collection System primarily for on-site residential use, and consisting of one or more free-standing, ground or Roof Mounted, solar arrays or modules, or solar related equipment, intended to primarily reduce on-site consumption of Utility Power and with a Rated Nameplate Capacity of 15 kW or less and that is less than 700 square feet Solar Land Coverage.

ROOF MOUNT

A Solar Collection System that is structurally mounted to the roof of a building or other permitted structure, including limited accessory equipment associated with system which may be Ground Mounted. For purposes of calculating array sizes or Solar Land Coverage under the solar definitions in this section, Roof Mounted portions shall not be included.

SMALL COMMERCIAL SOLAR

A use of land that consists of one or more free-standing, Ground Mounted Solar Collection Systems with a Rated Nameplate Capacity of up to 1 MW and that is less than 5 acres in Solar Land Coverage.

SOLAR COLLECTION SYSTEM

Includes all equipment required to harvest solar energy to generate electricity. The Solar Collection System includes storage devices, power conditioning equipment, transfer equipment, and parts related to the functioning of those items. Solar Collection Systems include only equipment up to (but not including) the stage that connection is made to the utility grid or site service point.

SOLAR LAND COVERAGE

Is defined exclusively for the purposes of calculating the footprint of the land area occupied by the components of a solar array. The Solar Land Coverage is the land area that encompasses all components of the Solar Collection System including but not limited to mounting equipment, panels and ancillary components of the system. This definition does not include access roads or fencing and is not to be interpreted as a measurement of impervious surface as it may be defined in other sections of the Town's Zoning Ordinance.

SOLAR POWER GENERATION STATION

Any Solar Collection System that is over 30 MW in nameplate capacity; and such systems also require approval by the New Hampshire Site Evaluation Committee. In no case shall a Solar Power Generation Station exceed 150 acres.

UTILITY POWER

Electric power supplied by a third-party provider such as PSNH, NHEC or others.

UTILITY SOLAR

A use of land that consists of one or more free-standing, Ground Mounted Solar Collection Systems regardless of nameplate capacity that is over 50 acres in Solar Land Coverage and less than 30 MW in Rated Nameplate Capacity.

§229-133 General Solar System Requirements and Exemptions:

1. A ground-mounted Residential Solar system over 15 feet in height at any point shall be located between the primary structure and rear lot line. All other Ground Mounted systems shall be reasonably screened from abutting residential properties.
2. Non-residential Carport Mounted Solar Collection Systems over parking areas are permitted in all zones without a Site Plan approval.
3. Roof Mounted Solar Collection Systems of any size are permitted in all zones.
4. Municipal Systems: All Solar Collection Systems for municipal use are exempt from land use regulations pursuant to NH RSA 674:54.
5. Building Height: Roof Mounted Solar Collection Systems shall be exempt from building height limitations.
6. Impervious surface limitations as related to stormwater management for Solar Collection Systems shall be addressed in accordance with this ordinance.

§229-134 Residential Solar Energy Systems

1. General Requirements
 - a. Solar energy systems shall be located and/or screened so as to minimize the visual impact from abutting properties. For the purpose of this ordinance, a Ground Mounted solar energy system shall be considered a structure. Roof Mounted solar energy systems shall not be considered a structure.
 - b. Ground Mounted solar energy systems shall adhere to the setback requirements of the district in which they are located.

- c. Ground Mounted solar energy systems shall not exceed twenty (20) feet in height above the ground.
- d. All Roof Mounted and Ground Mounted solar energy systems require permits.
 - i. Electrical permits are required.
 - ii. Plumbing permits are required only if fluids are used in the Solar Collection System
 - iii. Engineer stamped letter certifying that the roof can accommodate the load may be required as part of the building permit process.

§229-135 Commercial Solar Collection System CSCS (Includes Large Commercial, Industrial, Utility, Generation Station, Primary Agricultural Solar)

1. Criteria

Standards of Review: Following a fully noticed public hearing on the proposed use, the Planning Board may issue a Site Plan approval, if it finds, based on the information and testimony submitted with respect to the application, that:

- a. The development in its proposed location will comply with all applicable requirements of the Site Plan Regulations not otherwise covered in this section, as well as specific conditions established by the Planning Board;
- b. The use will not materially endanger the public health or safety;
- c. Required screening shall be maintained during the operative lifetime of the Commercial Solar Collection System Site Plan approval;
- d. In granting a Site Plan approval pursuant to this section, the Planning Board may impose any reasonable conditions or restrictions deemed necessary to carry out the intended purpose of this ordinance.

2. Site Plan Review Regulations Applicable

The specific requirements for a CSCS shall pre-empt any similar requirement in the Site Plan Review Regulations. Specific requirements for a CSCS are in the following sections of the Ordinance.

3. System Layout

- a. A detailed sketch or plan showing the installation area of the site.
- b. A detailed sketch of any land clearing or grading required for the installation and operation of the system.

- c. The location of all equipment to be installed on site including utility connection point(s) and equipment. To the maximum extent practical all wiring associated with the utility connection shall be underground.
- d. All equipment locations, except for utility connections, shall comply with required setbacks.
- e. Equipment Specification.
- f. All proposed equipment or specifications must be included with the application.
- g. Such information can be supplied via manufacturer's specifications or through detailed description.

4. Emergency Response

- a. Access to the site for emergency response shall be provided and detailed on the plan.
- b. A narrative or manual for municipal Fire Department detailing response guidance and disconnection locations necessary for fire response.
- c. Additional industry guidance documents that provide information about safety procedures for specific equipment on site shall be provided as needed to ensure adequate public safety.
- d. Contact information for the Solar Collection System owner/operator shall be posted on site at the access way and provided and updated to the municipality.

5. Natural Resource Impacts and Buffers

As deemed appropriate, all applications shall submit a detailed buffering plan demonstrating how the proposed Ground Mounted solar installation will be incorporated into the local landscape so that effective screening is provided along public ways and from abutting views. The use of evergreens is recommended. The use of existing or created topography is encouraged to reduce visual impacts.

- a. Solar Collection Systems shall be visually screened through the preservation of existing vegetation or through a landscaped buffer in accordance with the following.
- b. Plan: The buffering plan shall indicate the location, height and spacing of existing vegetation to be preserved and areas where new planting will be required.
- c. All solar systems shall have a reasonable visual buffer as required in the site plan review regulations from public ways and neighboring commercial/residential uses based on the view-sheds, contours of the land and abutting land uses.

- d. Areas that are within the view-shed of significant value as identified in the Master Plan shall include additional reasonable mechanisms to mitigate from a continuous and uninterrupted view of the system.
- e. Fencing shall be installed, if required by the electric code or the utility.
- f. Additional security or fencing may be required if the location of the system presents a safety concern for abutting land uses.
- g. Primary Agriculture Solar should minimize impacts to farmland activities and Prime Farmland. Dual use arrangements (solar and farming activities are encouraged where practical).
- h. Land clearing shall be limited to what is necessary for the installation and operation of the system and to insure sufficient all-season access to the solar resource given the topography of the land. Following construction, cleared land areas must be restored with native species that are consistent with the use of the site as a Solar Collection System such as slow growth or low ground cover. Erosion control measures during construction shall be detailed as required.

6. Decommissioning

The applicant shall include a Decommissioning Plan which shall include the following requirements:

- a. The applicant shall, at his or her expense, complete decommissioning (including site restoration) of the CSCS, within twelve (12) months after it is deemed unsafe, abandoned, or at the end of its useful life. The CSCS will be presumed to be at the end of its useful life if no electricity is generated and sent to the power grid by the CSCS for a continuous period of (12) twelve months.
- b. Site Restoration Plan
- c. The applicant shall include a Restoration Plan which shall include the following requirements:
 - i. Removal from the property of all items in outdoor storage.
 - ii. On-site-road and open-work-area removal, if any, to preconstruction conditions, excepting portions of roads useful for the proposed use of the site. The property owner or Town officials may approve retention of any roads that either, may wish to retain. If any roads are retained, excess paving and gravel shall be removed back to an appropriate width approved by the Planning Board, and the remaining areas loamed and seeded.
 - iii. Re-grading and re-vegetation necessary to return the subject property to the condition existing prior to establishment of the CSCS. The restoration shall reflect the site-specific character including topography, vegetation, drainage,

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and any unique environmental features. If, in the opinion of the Planning Board, grades and vegetation existing at the time of decommissioning are sufficiently stable and well established, they may be allowed to remain;

iv. Implementation of the post-decommissioning stormwater runoff plan.

7. Additional Requirements for Commercial Solar Collection System

- a. A detailed pre-construction and post-construction plan identifying existing vegetation and areas to be cleared with specific identification of locations of buffer areas adjacent to neighboring uses and public ways.
- b. CSCS that disturb more than 10 acres of previously undisturbed land shall provide a natural resource inventory that details site conditions and habitat and mitigation efforts to reduce impacts to important species and habitat.
- c. Efforts and practices that can provide for a dual use of the site should be explored if feasible and encouraged where appropriate.
- d. The applicant shall demonstrate effective stormwater infiltration along with erosion control measures and soil stabilization.

8. Electrical Requirements.

All systems not connected to the grid shall be approved by the electrical inspector or Building Inspector, as required.

Grid-tied systems shall file a copy of a final approved interconnection with the local Utility Company (e.g. PSNH, NHEC, etc.) shall be filed with the municipality prior to operation of the system.

9. Glare

- a. A statement detailing potential significant glare onto abutting structures and roadways estimating the interaction of sun to panel angle, time of year and visibility locations.
- b. Based on the above information, the Planning Board may require reasonable mitigation. Mitigation may include angle of panels, details on the anti-reflective nature of the panel coating or any additional specific screening to minimize resulting impacts.

10. Noise

- a. Estimates of any equipment noise on the site based on equipment specification materials (such as inverters).
- b. Noise levels at the property line shall be at reasonable levels given the location of the facility with due consideration to the surrounding land uses and zone.

11. Setbacks

Solar Collection Systems shall be considered structures and shall comply with building setback requirements from lot lines for the entire system – including the panels. Tracking systems shall have the setback measured from the point and time where the array is closest to the lot line. No portion of a system may cross into the setback.

12. Stormwater

1. Ground Mounted systems that are required to secure a New Hampshire Department of Environmental Services Alteration of Terrain (AoT) Permit in accordance with NH RSA 485:17 shall secure such permit accordingly.
 - a. The final Permit issued by NH DES shall be incorporated by reference into the final Town approval and shall be enforceable by the Town in accordance with this zoning ordinance.
 - b. No further local review of stormwater and erosion control shall be required where a project is required to secure the NH DES AoT Permit.
2. Ground Mounted systems that do not require a NH DES AoT Permit shall comply with the following provisions:
 - a. Ground Mounted Systems requiring AoT permit shall meet the requirements of the TOH Zoning Ordinance and Article XVI Groundwater Protection.
 - b. Ground Mounted systems that require land clearing and grubbing of mature forested cover to accommodate more than 30% of the Solar Land Coverage area, provided such area of clearing and grubbing is also larger than 1 acre, the proposed system shall include a management plan for stormwater that is directly related to the impact of the Solar Collection System.
 - c. Ground Mounted systems where the Solar Land Coverage area is larger than 1 acre and located on slopes of greater than 5% shall include a management plan for stormwater.
3. The stormwater management plan shall include the following:
 - a. The stormwater study shall take into account the nature of the solar panel installation and how the spacing, slope and row separate can enhance infiltration of stormwater. Percolation tests or site specific soil information may be provided to demonstrate recharge can be achieved without engineered solutions.
 - b. Additional information, if required, shall calculate potential for concentrated flows of runoff due to the panels, slope, soil type and the impacts of other true impervious areas (such as equipment pads and roadways).

13. Required for all systems:

1. All Ground Mounted systems shall be constructed in accordance with Best Management Practices for erosion and sedimentation control during the pre-construction, construction and post- construction restoration period.
2. Post construction: For purposes of enhancing natural stormwater management, site conditions and plantings post-construction shall include insure that areas of soil compaction have been restored to more natural conditions. Plantings shall be native species and are recommended to beneficial habitat to songbirds, pollinators and/or foraging species in order to maintain a healthy surface and subsurface habitat that can attenuate stormwater on the site.

14. Lighting

On site lighting shall be minimal and limited to access and safety requirements only. All lighting shall be downcast and shielded from abutting properties.

§229-136 Financial Assurance

As a condition precedent to obtaining a permit to construct an CSCS, the applicant must submit an acceptable form of financial assurance including but not limited to cash, performance bond, or certificate of deposit. The amount of the financial assurance shall be established by the Planning Board and be based on what it would cost for the repair of public infrastructure and for the de- commissioning of the CSCS and reclamation of the site in the event the applicant fails to do so.

- a. The amount of financial assurance as prepared by the applicant and may be reviewed periodically by the Planning Board to ensure that it equals outstanding decommissioning costs. Financial assurance may be adjusted, upwards or downwards, when required by the Planning Board.
- b. Such financial assurance shall be kept in full force and effect during the entire time the CSCS facility exists or is in place, including decommissioning and site restoration. Such financial assurance shall be irrevocable and non-cancelable until such time as the Planning Board certifies that decommissioning and reclamation are complete and releases the obligation.
- c. If the applicant fails to remove the CSCS and reclaim the site, the Town of Hillsborough may remove or cause the removal of the CSCS and the reclamation of the site. The Town may recover the cost of decommissioning and reclamation from any financial assurance provided by the applicant. Any decommissioning and reclamation cost incurred by the Town that is not recovered from the applicant will become a lien on the property where the removal or reclamation takes place and may be collected from the landowner in the same manner as property taxes.

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- d. If the applicant fails to complete decommissioning within the periods prescribed above, the entry into and submission of evidence of a participating landowner agreement to the Town shall constitute agreement and consent of the parties to the agreement, and of their respective heirs, successors, and assigns, that the Town may take such action as necessary to implement the decommissioning plan.
- e. The escrow agent shall release the decommissioning funds when the applicant has demonstrated and the Planning Board concurs that decommissioning and site restoration has been satisfactorily completed, or upon written approval of the Town in order to implement the decommissioning plan.
- f. The entry into and submission of evidence of a participating landowner agreement to the Town shall constitute agreement and consent of the parties to the agreement, and of their respective heirs, successors and assigns, that the Town may take such action as necessary to implement the Decommissioning Plan.

§229-137 Solar Collection Systems in The Historic District

The procedure for Building Permits in the Historic District shall be as specified in Article IX Section 229-59, J of the Town Zoning Ordinance.

1. Ground Mounted Systems should be mounted in inconspicuous locations, such as side and rear-yards, low to the ground and screened to limit visibility.
2. New Construction
 - a. Should be placed where the is compatible with the historic building and is set where such installations are integrated into the building materials and designed so they are minimally visible.
 - b. Solar Collection Systems may be located on historic buildings, non-historic buildings and additions on the site.
 - c. Systems, to the maximum extent practical are required to be not visible from public ways. Installations on building surfaces that face public ways should be limited. Locations behind dormers or on rear facing roof planes are permitted.
 - d. Building integrated systems, such as tiles and other materials that mimic building components are encouraged.
 - e. Installations on flat roof locations should be screened in keeping with the character of the building setback from the edge of the roofline.

§229-138 Criteria for Approval

The Planning Board shall approve an application, subject to conditions, only if the *applicant* demonstrates that all of the following criteria have been met:

- a. The proposed CSCS complies with all of the requirements of this Ordinance and the Town's Site Plan Regulations;
- b. The proposed CSCS will not have a negative financial impact on the Town; and
- c. The proposed CSCS includes adequate financial and other assurances to ensure the continued operation and decommissioning of the proposed CSCS in compliance with the terms of this Ordinance.

If an applicant fails to demonstrate that all of the above criteria have been met, the Planning Board shall deny the application as provided by RSA 676:3.

§229-139 Severability

The invalidity of any provision of this Ordinance shall not affect the validity of any other provision, nor any prior decisions made on the basis of the valid provisions of this Ordinance.

ZONING

229 Attachment 1

Table 1
Lot Area and Frontage Requirements
Rural District
Town of Hillsborough

Type of Use (for each building)	Minimum Frontage (feet)	Minimum Lot Size (acres)
Single-dwelling units	200	2
Two-dwelling units	200	2
Three-dwelling units	200	3
Four-dwelling units	200	3
All other uses	200	2
Lake Lots ¹		
Single-dwelling units	100	1
Two-dwelling units	100	1
Three-dwelling units	150	2
Four-dwelling units	200	3

NOTES:

¹ For lake lots, the front of the lot is towards the lake, and the front setback is measured from the average mean high-water level.

ZONING

229 Attachment 2

Table 2
 Lot Area and Frontage Requirements
 Residential, Village Residential, Lower Village Residential, Emerald Lake Village Residential
 Commercial and Central Business Historic Districts
 Town of Hillsborough

	With Municipal Water <i>and</i> Sewer		With Municipal Water <i>or</i> Sewer		With <i>no</i> Municipal Water or Sewer	
	Minimum Frontage (feet)	Minimum Lot Size (square feet)	Minimum Frontage (feet)	Minimum Lot Size (square feet)	Minimum Frontage (feet)	Minimum Lot Size (square feet)
Residential, Village Residential, Emerald Lake Village Residential, Lower Village Residential and Commercial Districts						
Single-dwelling units	100	10,000	100	20,000	125	40,000
Two-dwelling units	100	20,000	100	40,000	125	80,000
Three-dwelling units	125	28,500	150	52,000	150	120,000
Four-dwelling units	150	37,500	150	64,000	150	160,000
Commercial uses (each building)	200	40,000	200	40,000	200	40,000
All other uses	200	40,000	200	60,000	200	80,000
Central Business District						
All Uses	<u>50</u>	<u>5,000</u>	<u>50</u>	<u>5,000</u>	<u>50</u>	<u>5,000</u>
Historic District						
All Uses	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>200</u>	<u>87120</u>

NOTES:

ZONING

229 Attachment 3

Table 3

Setback, Coverage and Building Height Requirements
Town of Hillsborough

District and Type of Use	Minimum Setbacks			Maximum	Maximum Coverage (percent)		Maximum
	Front (feet)	Side (feet)	Rear (feet)	Front Setback (feet)			Building Height (feet)
Residential, , Emerald Lake Village Residential, Village Residential, Lower Village Residential and Commercial, Historic Districts							
	Dwellings	30	15	20	<u>N/A</u>	25	50
	Commercial Uses	50	20	25	<u>N/A</u>	30	50
	Other Uses ¹	50	20	25	<u>N/A</u>	30	50
	Lake Lots ²	75	25	25	<u>N/A</u>	20	50
Rural District							
	Dwellings	30	25	50	<u>N/A</u>	25	50
	Commercial Uses	50	25	50	<u>N/A</u>	30	50
	Other Uses ¹	50	25	50	<u>N/A</u>	30	50
	Lake Lots ²	75	25	25	<u>N/A</u>	20	50
Central Business District							
	<u>All Uses</u>	<u>0</u>	<u>0</u> ³	<u>10</u>	<u>25</u> ⁴	<u>75</u>	50
Historic District							
	<u>All Uses</u>	<u>50</u>	<u>25</u>	<u>50</u>	<u>N/A</u>	<u>25</u>	50

NOTES:

- 1 Other uses include rooming house with owner or agent in residence, residential use with house sales or professional office, church, school, etc.
- 2 For lake lots, the front of the lot is toward the lake and the front setback is measured from the average mean high water level.
- 3 If adequate fire protection can be provided for primary building.
- 4 Maximum height of all buildings shall not exceed fifty (50) feet above grade level. Steeples, cupolas, chimneys, antennas, and other service appurtenances shall not be considered in determining height. Barns designated for livestock occupancy and silos where necessary to carrying on an agricultural operation are exempt from the height provisions of this chapter. [Amended 3-12-2013 ATM by Art. 3] [Amended 3-9-2021 ATM]

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Zoning
Table 4 Chart of Uses
P=Permitted, S=Special Exception, C=Conditional Use Permit
All Changes of Use may be subject to Site Plan Review
Attachment 4:1

Zoning District- Residential Uses								
Uses	Rural	Residential	Village Residential	Emerald Lake Village Residential	Historic District	Lower Village Residential	Commercial	Central Business District
Bed and Breakfast	P	P	P	P	S(#)			P
Cluster Development	C	C	C	C		C		
Dwelling-Single Family	P	P	P	P	P	P	S(1)	S(3)
Dwelling-2 Family	P	P	P	P	P	P	S(1)	S(3)
Dwelling 3 and 4 Family	S	S	S			S	P(2) (3)	P (2) (3)
Dwelling More than 4 Family	S	S	S				P(2) (3)	P(2) (3)
Home Occupation	P	P	P	P	P	P	P	P
Mobile Home/Manufactured Housing	P	P						
Mobile Home Park	S	S						
Mobile Home Subdivision	P	P						
Modular Building	P	P	P	P	P	P	P	P
Presite Built Housing	P	P	P	P		P		
Tiny Homes	P	P	P	P		P		

Residential Use Notes [Amended ATM 3-12-24 Art 7]

- (1) Uses permitted by Special Exception only when such is a secondary use in conjunction with a commercial use and when such use comprises less than 50%of the square footage of the structure.
- (2) Dwellings at street level require a Special Exception.
- (3) Minimum Floor area for any dwelling unit shall be -450 square feet for a one-bedroom dwelling unit. Units with two bedrooms or more require an additional 120 sq ft per additional bedroom.

As Amended March 10, 2026

Zoning
Table 4 Chart of Uses
P=Permitted, S=Special Exception, C=Conditional Use Permit
#All Changes of Use may be subject to Site Plan Review
Attachment 4:2

Zoning Districts-Commercial Uses								
Uses	Rural	Residential	Village Residential	Emerald Lake Village Residential	Historic District	Lower Village Residential	Commercial	Central Business District
Auction House	S				S(#)		P	S
Bar							P	P
Camp, Recreational	S							
Campground	S	S						
Commercial Hydroponics Facility							P	
Commercial Storage Facility							P	S
Convenience Store							P	S
Crematory	S						S	
Drive Through Facility							P	S
Dry Cleaner							P	S
Electric Vehicle Charging Station			S				P	P
Entertainment Establishment							P	P
Entertainment Live							P	P
Event Venue	S						P	P
Farmer's Market	S				P(#)		P	P
Funeral Home							P	P
Garden/Farm Supply or Nursery	S						P	
Home Business	P	P	P	P	P (#)	P	P(1)	P(1)

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Hotel/Motel							P	P
Inn	S				S(#)		P	P
Laundromat							P	S
Livestock Auction	S						S	
Manufactured Home Sales							P	

Zoning
Table 4 Chart of Uses
P=Permitted, S=Special Exception, C=Conditional Use Permit
#All Changes of Use may be subject to Site Plan Review
Attachment 4:3

Zoning Districts-Commercial Uses (cont.)								
Uses	Rural	Residential	Village Residential	Emerald Lake Village Residential	Historic District	Lower Village Residential	Commercial	Central Business District
Motor Vehicle Sales							P	
Motor Vehicle Service							P	
Night Club							P	P
Office	S	S	S		S(#)		P	P
Personal Services			S				P	P
Recreation, Indoor							P	P
Recreation Outdoor	S						S	S
Repair Business			S		S(#)		P	P
Restaurant	S	S	S		S(#)		P	P
Retail Business			S		S(#)		P	P
School, Commercial or Trade			S				P	P
Shopping Center							P	P

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Theater	S						P	P
Vehicle and Machinery Auction							S	

Commercial Uses Notes

(1) Home Businesses are not regulated in the Commercial and Central Business Districts but change of use may be subject to Site Plan review.

Zoning
Table 4 Chart of Uses
P=Permitted, S=Special Exception, C=Conditional Use Permit
#All Changes of Use may be subject to Site Plan Review
Attachment 4:4

Zoning Districts-Institutional Uses								
Uses	Rural	Residential	Village Residential	Emerald Lake Village Residential	Historic District	Lower Village Residential	Commercial	Central Business District
Clinic	S		S				P	P
Clubs/Lodges for Less than 250	S	S	S				P	P
Clubs/Lodges with seating 250 or more people	S						P	S
Community Center	S		S		S(#)		P	P
Day Care Facility Adult	S	S	S				P	P
Day Care Facility Child or Family	S	S	S		S(#)		P	P
Hospital	S						P	P
Municipal Facility	P	P	P	P	P	P	P	P
Museum	S	S	P	S	S(#)	S	P	P

Nursing Home, Retirement Home, Supervised Group Home	P	P	P	P		P	P	P
Nursery School/Preschool	S	S	S		S(#)		P	P
Religious Institutions for less than 250 people	P	P	P	S	S(#)	S	P	P
Religious Institutions for more than 250 people	S						P	S
School	S	S	S	S	S(#)	S	S	P

Zoning
Table 4 Chart of Uses
P=Permitted, S=Special Exception, C=Conditional Use Permit
#All Changes of Use may be subject to Site Plan Review
Attachment 4:5

Zoning Districts-Industrial Uses								
Uses	Rural	Residential	Village Residential	Emerald Lake Village Residential	Historic District	Lower Village Residential	Commercial	Central Business District
Business and Service Trade	P	P	P	P		P	P	P
Construction Service	S						P	
Construction Storage Yard	S						P	
Industry				S		S	P	
Junk Yard								
Light Industry	S						P	S
Manufacturing							P	
Sawmill	S						S	

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Zoning
 Table 4 Chart of Uses
 P=Permitted, S=Special Exception, C=Conditional Use Permit
 #All Changes of Use may be subject to Site Plan Review
 Attachment 4:5 (cont.)

Zoning Districts-Miscellaneous Uses								
Uses	Rural	Residential	Village Residential	Emerald Lake Village Residential	Historic District	Lower Village Residential	Commercial	Central Business District
Agriculture	P				P		S	
Agritourism	P(#)			S	P(#)		S	
Animal Shelter	S						P	P
Artist's Studio	P	S	S	S	P	S	P	P
Boarding Kennel	S			S		S	S	
Cemetery	P	P	P	P		P		
Commercial Solar Collection System	P						P	
Daycare Facility-Dog	S	S	S	S		S	P	P
Farm	P				P		S	
Pet Grooming	P	S					P	P
Residential Solar Energy System	P	P	P	P	P	P	P	P
Veterinary Clinic/Animal Rehabilitation	P						P	P

If you have any questions, please contact:

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As Amended March 10, 2026