

WESTMORELAND ORDINANCE AMENDMENTS

Explanation: Matter added to current ordinance appears in ***bold italics***.

Matter removed from current ordinance appears as a ~~strikethrough~~.

1. Are you in favor of the adoption of Amendment No 1 as proposed by the Planning Board for the town Zoning Ordinance as follows:

SECTION 104 TERMS

~~Personal Services: Includes barber, hairdresser, beauty parlor, shoe repair, shoe shine, laundry, laundromat, drycleaner, photographic studio, and business providing similar services of a personal nature.~~

~~Retail Store or Services: A commercial operation that involves either the display, sale, and/or lease/rental of physical goods to the general public or businesses or provides direct personal or business services to customers. Includes enclosed restaurant, café, shop or store for the sale of retail goods or personal services; and .~~ ***This shall exclude any drive-up through/drive-up service, free-standing retail roadside agricultural stand, gasoline service and motor vehicle repair service, new and used car sales and service, trailer and mobile home sales and service.***

Service Establishment: Retail, wholesale, and business services of a more intensive nature than “retail services” including repair of heavy equipment, machines with engines, and furniture involving the significant use of chemicals; rental of large or heavy equipment; and other miscellaneous activities with greater potential performance impacts, as reasonably determined by zoning administrator.

YES

NO

2. Are you in favor of the adoption of Amendment No 2 as proposed by the Planning Board for the town Zoning Ordinance as follows:

SECTION 302 Zoning Administrator

The administrative ~~and enforcement~~ officer for this Ordinance shall be known as the Zoning Administrator who shall be hired or appointed by the Board of Selectmen. The Zoning Administrator shall administer the Zoning Ordinance literally and shall not have the power to permit any use of land or buildings, which is not in conformance with this Ordinance.

YES

NO

3. Are you in favor of the adoption of Amendment No 3 as proposed by the Planning Board for the town Zoning Ordinance as follows:

SECTION 413 ~~Drive-In~~ ***Through/Drive Up*** Establishments

Plans for the erection or structural alteration of any drive-~~in~~ ***through*** facility or business shall be submitted to the Planning Board for ***Site Plan*** approval. The Board may require such changes or additions

in relation to yards, driveways, driveway entrances and exits, and landscaping, and the location, height and exterior sketches of buildings and enclosures to insure safety, to minimize traffic or OTHER difficulties, and to safeguard adjacent properties, *including but not limited to noise and lights.*

YES

NO

4. Are you in favor of the adoption of Amendment No 4 as proposed by the Planning Board for the town Zoning Ordinance as follows:

Change to **Table 502 Commercial Industrial**
Allowed by Special Exception

#8 ~~Drive In Theater~~ ***Drive Through/Drive Up Establishments***

#10 ~~Any business concerned primarily with the sale of new &/or used produce, products, goods and equipment.~~ ***Service Establishment***

#20 ~~Freight or trucking terminal~~ (It is a duplicate of #15)

YES

NO

5. Are you in favor of the adoption of Amendment No 4 as proposed by the Planning Board for the town Zoning Ordinance as follows:

SECTION 447 Mobile Home Park Permits

A. No person shall construct or operate a mobile home park without first obtaining site plan approval from the Planning Board and a permit from the Zoning Administrator. Before such a permit may be issued, there must be a favorable recommendation by a majority of the Planning Board. Before issuing a ~~mobile home park~~ ***Zoning*** permit, the Planning Board shall require a performance bond from the operator of the park to assure that the park is constructed and maintained in a satisfactory manner.

B. Application for a mobile home park site plan approval shall be made to the Planning Board. The application shall be accompanied with a site plan and drawings prepared by a ***licensed surveyor or*** professional engineer, showing the property lines and area of the park, a contour map showing the proposed grading of the park, a layout of the roads, walkways, mobile homes lots, parking areas, water lines, sanitary sewer and storm sewer drainage facilities, garbage collection stations and electrical distribution.

C. The Planning Board may accept the proposed plans, accept the proposed plans with recommended changes or reject the plans. The Board shall submit the application and the plans to the Zoning Administrator together with the Board's action regarding the ~~permit~~ ***Site Plan Application***.

D. The Planning Board may require any other improvements and facilities before approving the mobile home park ***Site Plan***, in the interest of public safety, health, and welfare.

SECTION 448.3 Area of Mobile Home Space

Each mobile home space shall be at least ~~7,500~~ ***7,200*** square feet in area, and at least sixty feet wide by at least one hundred and twenty feet in depth, and shall front on an access ~~driveway~~ ***road***.

SECTION 448.4 Driveways and Walkways

A. Each mobile home shall have a driveway that meets current town driveway standards and provides at least one parking space.

B. All access ~~driveways~~ roads within a mobile home park must be at least ~~fifty~~ twenty feet in width and meet town road standards and have a gravel surface at least twenty-four feet in width and twelve inches in depth of compacted gravel.

C. All-weather walkways shall be provided.

~~448.5 One parking space for each mobile home lot shall be provided, at least nine feet wide by twenty-two feet long.~~

SECTION 448.7.

Each mobile home lot shall ~~have~~ ***be situated on*** a 4" thick concrete slab on a compacted base at least 15' x 20' in size ~~so located as to be adjoining the entrance to the mobile home.~~

SECTION 448.12 Siting a Mobile Home

No mobile home ***or any additions*** shall be located on the mobile home lot closer than ten feet to any other lot line in the mobile home park ***and each mobile home shall have a 20' front setback.***

YES

NO