

Planning Board Zoning Amendment Proposals for 2023

Each year our community has an opportunity to change the town's zoning ordinance. For a Town like Brentwood, state law mandates the only opportunity to make changes to the local zoning ordinance is by way of a majority vote by residents. This year the Brentwood Planning Board is recommending two zoning ordinance amendments for voters to consider at annual Town Meeting.

The first proposal would adjust the commercial zone along NH Route 125 to be consistent with existing property lines. The current commercial zone in this area spans 500' on either side of the highway, resulting in many lots being split across two zones (Commercial/Industrial and Residential/Agriculture). The proposed amendment would eliminate properties being split into two zoning districts. The Planning Board distributed notices to each affected property owner and held work sessions and a hearing to discuss this proposed change. In the overwhelming majority of properties impacted by this proposal, the amendment would result in the property being fully designated as Commercial/Industrial land. A small number of lots that have a minority of land area presently zoned Commercial/Industrial would be rezoned as entirely Residential/Agricultural. In no case would the proposed change result in a conflict with current uses. The Planning Board expects to accomplish two things: to expand the commercial development opportunity along the primary commercial area in Town, which Brentwood residents have desired and expressed support for in recent citizen surveys; and to eliminate the land use conflicts that can arise when a property has two different zoning designations.

The second proposal is an amendment to clarify the standards the Planning Board should use when considering whether or not to approve a conditional use permit under the Aquifer Protection District. Presently the zoning ordinance offers little guidance to Planning Board members. The proposed amendment makes such decisions dependent upon whether sufficient testimony has been provided to support a member's vote.

The full text of both of these proposals is available in the Planning Board office and will be available for review by residents at the voting place in March. The Planning Board office is open Monday-Thursday, 8:00-4:00 pm. If you have any questions, please stop by the Town Office, call (603) 642-6400 ext. 116, or [email jbenedix@brentwoodnh.gov](mailto:jbenedix@brentwoodnh.gov)

Submitted by Town of Brentwood Planning Board Chair, Dr. Kristin Aldred