



**Town of Wilton, NH
Planning Board**

Dear Sir or Madam,

You are receiving this letter in according to NH Revised Statutes Annotated 675:3 & 7 and the Town of Wilton, it is required to send notice to all land owners in the district... *"If a proposed amendment to a zoning ordinance would change the minimum lot sizes or the permitted uses in a zoning district that includes 100 or fewer properties..."*

You, as a landowner in the Industrial District or the Office and Research Park District in Wilton, are being notified that the Planning Board will hold a Public Hearing to consider changes to the Industrial Distract Zone on

December 18, 2019, at 7pm at the Town Hall, Courtroom, 42 Main Street, Wilton, NH.

On the back of this letter is an explanation of the proposed changes.

Copies of the proposed amendments are available for review at the Land Use and Town Clerk's Offices, Wilton Town Hall, 42 Main Street, during regular business hours, and on the Town website on the Planning Board page.

Sincerely,

Alec MacMartin
Chair, Wilton Planning Board

Commercial, Downtown Commercial, Industrial, Research and
Office Park Proposed Ordinance Changes

The Planning Board is recommending amendments to the Commercial, the Downtown Commercial, the Industrial, and the Research and Office Center districts of the Town zoning ordinance.

The purpose of the amendments is to (1) make the definitions of permitted light manufacturing and light industry more consistent and (2) more specifically identify prohibited heavy manufacturing uses that would otherwise be prohibited at a much later point in the approval process by the application of the general performance standards contained in Section 4.6. The proposed changes are intended to enhance the clarity of the ordinance and to streamline the application process by providing better up-front guidance on permitted uses, consistent with the Town's goals as expressed in its Master Plan and in Section 4.6 of the zoning ordinance.

The permitted uses within the Industrial District would specifically exclude Heavy Manufacturing. Heavy Manufacturing, as defined below, would not be permitted in Wilton; however, the proposed changes would have no effect on existing activities in the Industrial Zone.

The specific changes are as follows:

1a: The definition of "Light Manufacturing" (in Research and Office Park District Section 9A.2.2, but also referenced in Industrial District Section 8.1) has been altered slightly to specifically exclude Heavy Manufacturing (defined, as amended, in Section 9A.2.1).

1b: The definitions of "Light Industry" (in Commercial District Section 7.1r and Downtown Commercial District Section 7A.3.3) have been conformed to focus on assembly and/or finishing of products without reference to "manufacturing," which was confusing.

2a: The definition of "Heavy Manufacturing" (in Research and Office Park District Section 9A.2.1, but also referenced in Industrial District Section 8.5) has been revised to identify generally, as well as give specific examples of, activities that would likely result in violations of Section 4.6 or that would appear otherwise to be inconsistent with the Town's goals as articulated in the Master Plan. Generally, the processing of raw materials or chemicals, or other manufacturing that could reasonably be expected to adversely affect surrounding land uses or property values, is considered Heavy Manufacturing. In addition, and manufacturing activities involving petroleum, chemicals or related materials or processes are specific examples of Heavy Manufacturing.

2b: The amendments would not limit research and development activities permitted in the Research and Office Park District, which are specifically defined.

This summary is not intended to be a substitute for a careful reading of the proposed amendments, which are available from the Wilton Town website (www.wiltonnh.gov, see the Planning Board – Proposed Ordinance Changes). The Town will not be responsible for any inconsistency between this description and the actual text. Please review the proposed amendments carefully, make any comments, or pose any questions, to the Planning Board at the public hearings noted.