



Pittsfield Planning Board
85 Main Street
Pittsfield, NH 03263

Public Hearing Notice for 2024 Proposed Zoning Amendment #1

Pursuant to RSA 675:7 I-a, you are hereby notified that a Public Hearing will be held on Thursday, January 11, 2024, at Pittsfield Town Hall – 85 Main Street, beginning at 7:00 PM, to consider placing the following amendment to the Zoning Ordinance on the 2024 Town Warrant:

2024 PROPOSED Zoning Amendment 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:

ADD to and **REMOVE** from Article 17 – Flood Plain Management:

4. Definitions:

Add - Flood Opening means 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.”

Add - Highest adjacent grade means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

Add - “Mean sea level” means, for the purposes of the National Flood Insurance Program, 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 Maps are referenced.

Add - “Substantial Improvement” means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 500 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 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.”

Remove - means any combination of repairs, reconstruction, alteration, or improvements to a *Structure* in which the cumulative cost equals or exceeds 50 percent of the market value of the *Structure*. The market value of the *Structure* should equal (1) the appraised value before the start of the initial repair or improvement or (2) in the case of damage, the value of the *Structure* before the damage occurred. For the purposes of this definition, *Substantial Improvement* is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the *Building* begins, whether or not that alteration affects the external dimensions of the *Structure*. “*Substantial Improvement*” includes any combination of repairs, reconstruction, alteration, or improvements to *Structures* that have incurred *Substantial Damage*, regardless of actual repair work performed. “*Substantial Improvement*” does not, however, include any improvement of a *Structure* required to comply with existing health, sanitary, or safety code specifications that are solely necessary to assure safe living conditions, or any alteration of a *Historic Structure* if the alteration

Add - North American Vertical Datum (NAVD) of 1988 to “Water Surface Elevation”

8. Certification

Add - 1. mean sea level

Remove – 1. the North American Vertical Datum of 1988

Add - 3. mean sea level

Remove – 3. the North American Vertical Datum of 1988

11. Special Flood Hazard Areas

Add - (a) (2) 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.

Add – (4) (C) flood

12. Appeals and Variances

Remove – (b)

Copies of the full text of the 2024 Zoning Ordinance Amendment proposed by the Planning Board are available for viewing at Town Hall- 85 Main Street, and Pittsfield Post Office – 2 Elm Street, during normal business hours, and on the Town of Pittsfield website at www.pittsfieldnh.gov.

If inclement weather, the Public Hearing will be held on January 12, 2024, at Town Hall, 85 Main Street, at 7:00 PM. A notice shall be posted on the front door of Town Hall announcing the meeting cancellation on January 11th and the continued meeting date on January 12th at 7:00 PM.

Should an additional Public Hearing be needed, the additional Public Hearing will be scheduled for Thursday, January 25, 2024, at 7:00 PM at Town Hall, 85 Main Street, Pittsfield.

If inclement weather on January 25, 2024, the Public Hearing will be held on January 26, 2024, at Town Hall, 85 Main Street at 7:00 PM.

Questions may be directed to Bonnie Theriault at Town Hall, via email: btheriault@pittsfieldnh.gov, or 603-435-6773 Ext. 3.