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APPROVED AMENDMENTS TO  
THE TOWN OF ALSTEAD ZONING ORDINANCE  
January 2021

In the Zoning Ordinance Town of Alstead, N.H. handbook

1) (New) **Article II Definitions** (add):

*Event Center – Premises which are frequently rented out for public or private activities that are not repeated on a weekly basis, and which are not open to the public on a daily basis at times other than when an event is scheduled.*

2) (New) \*Also put Event Center in **Article III C Table of Allowable Uses**, to be allowed by Special Exception in all three Districts.

3) (edit) **Article VI Non-Conforming Uses and Non-Conforming Lots**

**Section VI f 2** – as it pertains to the parameters of new encroachments –

add to the wording 'no new encroachment of any part of the building may come closer to a sideline than 10-feet (this includes drip lines), so it will read:

*2. The alteration or expansion will not further violate dimensional requirements by more than 50 percent in any dimension meaning that any new encroachment shall not come more than 50 percent closer to the property line than the encroachment into the required setback made by the existing structure; and no new encroachment of any part of the building may come closer to a sideline than ten (10) feet (this includes drip lines); and (It did read - 2. The alteration or expansion will not further violate dimensional requirements by more than 50 percent in any dimension meaning that any new encroachment shall not come more than 50 percent closer to the property line than the encroachment into the required setback made by the existing structure; and)*

4) (New) **Article VII G 2 b Lodging House:** (it currently reads) Bed and Breakfast, Hotels, Motels, Inns, Tourist Homes and other Facilities.....

Change the wording to read: *Bed and Breakfast, Hotels, Motels, Inns, short term rentals and other similar Facilities.....*

**This proposal, as written, did not pass, but was amended to be Exhibit A (see attached), which includes a total of 10 wording clarifications/definitions for Short Term Lodging Facility – \*\*\* the Board wants it to be presented as one Warrant Article\*\*\* – as all 10 parts need to pass in order for the Zoning Ordinance to make sense.**

***NOT APPROVED:***

**Article III Establishments of Districts and District Regulations**

Section III E 3 a & b – as it pertains to the establishment of the Right-of-Way and required setbacks –

*change a) to 75-feet; and b) to 50-foot requirements, so it will read:*

a. In the Rural, Lake, Village B and Village C Zoning Districts there shall be a minimum distance of seventy- five (75) feet between any new Building or structure and the center of the traveled way. (It did read - a. In the Rural, Lake, Village B and Village C Zoning Districts there shall be a minimum distance of fifty (50) feet between any new Building or structure and the edge of any public right of way.)

b. In the Village A Zoning District there shall be a minimum distance of fifty (50) feet between any new Building or structure and the center of the traveled way. (It did read - b. In the Village A Zoning District there shall be a minimum distance of thirty (30) feet between any new Building or structure and the edge of any public right of way.)