

2024 Warrant Articles
Zoning Ordinance Amendments

QUESTION: Are you in favor of adding this statement to Article 8 “Miscellaneous Provisions” of the Ashland Zoning Ordinance: *“Corrections: The Planning Board has the authority to correct typographical and punctuation errors in this Zoning Ordinance and to assign and modify numbering and sections of this Zoning Ordinance provided that no substantive changes to the ordinance shall occur as a result of the changes.”*

Explanation: This will allow the Planning Board to fix typographical and punctuation errors that have occurred over the years. It will also allow the Planning Board to modify the numbering systems of sections, so they are consistent among articles and to rearrange sections as needed for logical ordering. There will be no substantive changes to the Zoning Ordinance.

QUESTION: Are you in favor of replacing the old map and lot numbers in the Zoning Ordinance (sections 2.2b, 3.3.3.1 and 3.3.3.2) and in the addendum “Zoning Districts (December 2002)” with the new lot numbers that were assigned by CAI AxisGIS for the Town of Ashland tax maps?

Explanation: This will replace the old map and lot numbers that are used in the Zoning Ordinance with the new map and lot numbers that were assigned by CAI AxisGIS when they revised the tax maps.

VOTERS' GUIDE FOR PUBLIC HEARING

PROPOSED 2024 WARRANT ARTICLE REPLACE OLD LOT #'S WITH NEW LOT #'S – ZONING ORDINANCE

2.2b **Industrial-Commercial:** The purpose of this zone shall be to encourage the establishment of industrial and commercial uses that will not be noxious, offensive or detrimental to the environment, the town or the abutters. The following uses are permitted:

- Manufacturing, packing, processing and warehousing
- Railroad and trucking uses, offices and printing facilities
- Research and/or testing facilities
- Storage yards
- Accessory uses
- Stores and shops for the conduct of any wholesale or retail business
- Offices, banks, personal services and medical facilities
- Auto service stations and garages
- Theaters, halls and clubs
- Communication Towers

Personal residences are not allowed in the Industrial-Commercial Zone.

The following is a description of an area that is included in the Industrial-Commercial Zone: commencing at a point on the Union Bridge marking the town line between the Town of Bridgewater and the Town of Ashland; thence following the center line of US Route 3 in a generally easterly and southerly direction along Tax Map Parcel [005-001-013 or 005-001-003?] **213-001**; thence continuing along the center line of US Route 3 along Tax Map Parcel [004-001-002] **214-005** and [004-001-004] **214-006**; to the point of intersection with the State of NH land; thence, southwesterly, southerly and westerly along Tax Map Parcel [004-001-002] **214-005** to the easterly boundary of B&M RR; thence northerly along the easterly boundary of B&M RR to the centerline of the Pemigewasset River; which centerline marks the Bridgewater/Ashland Town line; thence northeasterly along the centerline of the Pemigewasset River to the point of beginning.

Also to be included are certain parcels on the easterly side of Route 3 and North Ashland Road, specifically designated as Tax Map Parcels [005-002-001] **213-018**, [005-002-002] **213-017**, [005-002-003] **213-016**, [005-002-004] **999-099** and [005-002-011] **999-099** [Amended March, 13,1993] (Route 3 also known as Main Street).

3.3.3 Sign Zones and Measurements

3.3.3.1 **Commercial Zone I:** The boundaries of this zone shall extend from the southernmost boundary of the Commercial Zone, encompassing the current boundaries and running down to and including the property on Tax Map [004-002-027] **214-041**. No sign shall exceed 80 square feet nor be taller than 15 feet. No freestanding sign shall be smaller than 8 square feet.

3.3.3.2 **Commercial Zone II:** The boundaries of this zone shall extend from the northern most boundary of the Commercial Zone, encompassing the current boundaries and running down to and including the property on Tax Map [004-002-026] **214-040**. No sign shall exceed 200 square feet nor be taller than 75 feet. No freestanding sign shall be smaller than 8 square feet.

Zoning Districts Town of Ashland



December 2002

PROPOSED 2024 WARRANT ARTICLE
REPLACE OLD LOT #'S with NEW LOT #'S

Commercial Zones

First Commercial Zone

Beginning at a point easterly boundary of the Interstate 93 right-of-way where it is intersected by a line 300 feet northeast of and parallel to West Street, thence running southeasterly along said line 300 feet from and parallel to North Main Street to the northerly side of School Street, thence turning and running westerly along the northerly sideline of School Street to a point 150 feet northeast of North Main Street, thence turning and running southeasterly on a line 150 feet from and parallel to North Main Street to the line that marks the northwesterly boundary of Tax Map Lots [16-1-8] **109-098** and [16-1-9] **109-093**, thence turning and running southwestwardly along said boundary line to the northeasterly sideline of North Main Street, thence turning and running northerly along the easterly boundary line of Tax Map Lot [16-1-15] **109-102**, thence turning and running northerly along the easterly boundary line of Tax Map Lot [16-1-15] **109-102** to a point 150 feet from Main Street, thence turning and running easterly along a line 150 feet from and parallel to Main Street to the westerly sideline of Highland Street, thence crossing Highland Street and running northeasterly and southeasterly so as to include Tax Map Lot [16-7-4] **109-004**, thence continuing southeasterly across Riverside Drive, thence turning and running southwestwardly along the southeasterly sideline of Riverside Drive to a point 150 feet northeast of Main Street, thence turning and running southeasterly along a line 150 feet from and parallel to South Main Street to a point on the southeasterly sideline of Thompson Street, thence turning and running southwestwardly along the southeasterly sideline of Thompson Street to the northerly corner of Tax Map Lot [17-10-2] **110-006**, thence turning and running southeasterly, southwestwardly, and westerly so as to include Tax Map Lot [17-10-2] **110-006**, thence continuing westerly across South Main Street to the northwesterly sideline of Mill Street, ~~thence turning and running southwestwardly along the northwesterly sideline of Mill Street, thence turning and running southwestwardly along the northwesterly sideline of Mill Street,~~ thence turning and running southwestwardly along the northwesterly sideline of Mill Street to a point 150 feet southwest of Main Street, thence turning and running northwesterly on a line 150 feet from and parallel to Main Street to an extension of the southeasterly boundary line of Tax Map Lot [4-4-1] **109-072**, thence turning and running northeasterly along said line to a point on the northeasterly sideline of North Main Street, thence turning and running northwesterly along the northeasterly sideline of North Main Street to the easterly boundary of the Interstate 93 right-of-way, thence continuing northwesterly, northerly, and northeasterly along the easterly boundary of the Interstate 93 right-of-way to the point of beginning.

Second Commercial Zone

Consisting of Tax Map Lot [3-2-9] **110-073**

Industrial Zones

The **first of four zoned Industrial** is bounded and described as follows:

Beginning at a point on the Union Bridge marking the town line between the Town of Ashland and the Town of Bridgewater, thence running southeasterly along the centerline of Route 3 to the intersection of Route 3 and North Ashland Road, thence turning and running northerly along the easterly sideline of North Ashland Road, thence turning and running northerly along the easterly sideline of North Ashland road to the southwest corner of Tax Map Lot [5-2-5] **213-015**, thence turning and running easterly along the southerly boundary line of Tax Map Lot [5-2-5] **213-015** to the westerly boundary of the Interstate 93 right-of-way, thence turning and running in a generally southerly direction along the westerly boundary of the Interstate 93 right-of-way to the town line between the Town of Ashland and the Town of New Hampton, thence turning and running westerly along said town line to a point on the centerline of the Pemigewasset River, said point being the southwestern corner of the Town of Ashland, thence turning and running northerly along the centerline of the Pemigewasset River to the point of beginning.

The **second area zoned Industrial** consists of Industrial Drive and the following three Tax Map Lots: [4-4-2] **4-4-4** and [4-4-5] **214-001**.

The **third area zoned Industrial** is located on both sides of the Squam River and consists of the following seven contiguous Tax Map Lots: [17-4-14] **110-159**, [17-4-15] **110-158**, [17-4-16] **110-160**, [17-4-20] **110-106**, [17-4-22] **110-105**, [17-8-2] **110-161**, [17-8-3] **110-161**.

The **fourth area zoned Industrial** is triangular in shape and is bounded on the north by the Mill Pond, on the southwest by the Boston & Maine Railroad, and on the southeast by a straight line that runs across the end of an access road which leads to the area on Winter Street. The area includes all of Tax Map Lot [18-1-10] **110-070**, and parts of Tax Map Lots [18-1-8] **110-069** and [18-1-9] **110-071**.

Village Residential Zone

The area zoned Village Residential is bounded and described as follows:

Beginning at a point 300 feet west of Highland Street, in line with the boundary between Tax Map Lots [016-003-015] **109-121** and [016-003-017] **109-123**, thence running northerly along a line 300 feet from and parallel to Highland Street to the southerly boundary line of Tax Map Lot [004-002-034] **108-001**, thence turning and running easterly along the southerly boundary line of Tax Map Lot [004-002-034] **108-**

001 to a point on the easterly side of Highland Street, thence turning and running northerly along the easterly sideline of Highland Street to the southwest corner of Tax Map Lot [015-001-001] **108-004**, thence turning and running easterly 200 feet along the southerly boundary line of lot [015-001-001] **108-004** to a point, thence turning and running southerly along a line 200 feet from and parallel to Highland Street to a point 300 feet north of Summer Street, thence turning and running easterly on a line 300 feet from and parallel to Summer Street to a point 200 feet west of Riverside Drive, thence turning and running northerly along a line 200 feet from and parallel to Riverside Drive to a stream on Tax Map Lot [015-001-019] **108-013**, thence turning and running easterly along said stream, across Riverside Drive, to the Squam River, thence southerly along the Squam River to a point on an extension of the southwesterly boundary line of Tax Map Lot [015-002-003] **109-044**, thence turning and running southeasterly along said extension across the Squam River, along the southwesterly boundary line of Tax Map Lot [015-002-003] **109-044**, across Thompson Street, and continuing in the same direction to a point to a point 200 feet southeast of Thompson Street, thence turning and running southwesterly along a line 200 feet from and parallel to Thompson Street to a point 200 feet east of the intersection of Thompson Street and South Main Street, thence turning and running in an irregular series of lines southeasterly, easterly, southeasterly, southwesterly, southeasterly, southwesterly, and southeasterly, maintaining a distance of 200 feet from South Main Street, Avery Street and its extensions as they are shown on the Zoning Map, to a point 200 feet northeast of South Main Street on an extension of the northwesterly boundary line of Tax Map Lot [018-002-022] **112-011**, thence turning and running southwesterly on said extension, across South Main Street, along the northwesterly boundary line of Tax Map Lot [0190002-022 ?] **XXX-XXX** to a point 300 feet southwest of South Main Street, thence turning and running northwesterly along a line 300 feet from and parallel to South Main Street to a point 200 feet southeast of Ames Drive, thence turning and running southwesterly in a straight line to the northeasterly boundary of the Boston & Maine Railroad right-of-way, thence turning and running northwesterly along the northeasterly boundary of the Boston & Maine Railroad right-of-way to the southerly corner of the fourth area zoned Industrial as previously described, thence turning and running northeasterly along the southeasterly boundary line of the Industrial Zone to Mill Pond, thence turning and running northwesterly to the southwest end of Industrial Drive, thence turning and running northeasterly along Industrial Drive to Main Street, thence turning and running in a straight line northeasterly to the point begun at, excluding from the area described above those portions included in the Commercial Zones described previously.

Rural Residential Zone

The area zoned Rural Residential consists of all the remainder of the Town of Ashland not included in the Commercial, Industrial, and Village Residential Zones previously described.