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**TECHNICAL ASSISTANCE WORK PRODUCTS FOR  
NEW CASTLE, N.H.  
N.H. COASTAL PROGRAM -- FY-1995**

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OCLC  
419 14097

**GIS PRODUCTS:**

Tax Parcel Base Map  
Wetlands Map Overlay  
Existing Land Use by Parcel  
GIS Parcel Database

**ZONING AND LAND USE REGULATIONS**

8 Zoning Amendments  
*(including Warrant and Ballot Articles)*  
Zoning Amendment: Wentworth Hotel/Office District  
*(prepared by Town Attorney; reviewed by RPC)*

Assistance Provided by the  
Rockingham Planning Commission  
121 Water Street  
Exeter NH 03833

June, 1995

These report, related products and technical assistance were funded in part by a grant from the Office of State Planning, New Hampshire Coastal Program as authorized by the National Oceanic and Atmospheric Administration (NOAA), Grant Award Number NA470Z0237

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*TECHNICAL ASSISTANCE NEW CASTLE, N.H.  
N.H. COASTAL PROGRAM, FY-1995*

NARRATIVE

During the Contract Period, the assistance provided to the Town is summarized as follows:

- Prepared a GIS based map from Town CAD files of tax parcels. This entailed obtaining and converting the CAD file to GIS format and tiling the tax sheets into a uniform coverage. Utilizing this base map, an existing land use map was prepared by adding existing land use codes for each parcel based on information provided by the Town. This map will be used to examine future development potential and possible implications to amending current zoning districts. A GIS map of wetlands (Coastal Program Normandeau maps) was also prepared to determine non-developable areas. Finally, a series of GIS analysis maps were begun to identify future development potential of existing parcels under the existing zoning ordinance. This work will continue in FY 1996 during which the Zoning Rewrite committee will utilize the maps and other information to consider changes in the location, size and permitted uses of the current zoning districts. Attended two meetings of the rewrite committee to review GIS maps and discussed zoning issues to be addressed at the 1996 town meeting.
- Staff edited and updated annotation for the newly created GIS base map and edited the base map to add existing land use codes for each parcel based on information provided by the Town. Staff also prepared small scale plot maps of the base map, wetlands map and land use map for distribution and review by the Planning Board/Rewrite Committee. We began creation of several GIS analysis maps to (1) identify vacant parcels with future development potential, and (2) identify non-vacant parcels that have the potential to be resubdivided for additional development.
- Assisted the New Castle Zoning Rewrite Committee in developing and preparing a series of eight minor amendments to the Zoning Ordinance for the Town Meeting. This required attendance at six evening meetings, the preparation of several revised drafts of the proposed amendments and the preparation of the zoning related portions of the Town Meeting warrant and ballot. A final "camera ready" copy of the revised New Castle Zoning Ordinance incorporating all proposed zoning amendments passed at the May Town Meeting was prepared.
- Assisted the Zoning Rewrite committee in developing a draft zoning amendment regarding the site of the Wentworth Hotel. Staff discussed the objectives of the new district and suggested several zoning strategies to achieve them. The Town Attorney developed several drafts of the Wentworth amendment which were reviewed and commented on by RPC staff. This effort terminated with the withdrawal of the zoning amendment by the Town due to a change in plans of the developer who had proposed to rehabilitate and reuse the building.
- Completed final drafts of the new Subdivision and Site Plan Review Regulations begun in FY 1994. The Planning Board adopted both regulation in November of 1994.

**GIS PRODUCTS:**

- ◆ Tax Parcel Base Map
- ◆ Wetlands Map Overlay
- ◆ Existing Land Use by Parcel
- ◆ GIS Parcel Database

TOWN OF NEW CASTLE  
 TAX PARCELS



ATLANTIC OCEAN

TOWN LAND

TOWN OF NEW CASTLE  
 RHODE ISLAND COUNTY, NEW HAMPSHIRE  
 1980  
 SCALE: 1 INCH = 200 FEET  
 200 0 200 400 600 FEET



JAN 1, 1981



COASTAL WETLANDS MAP  
TOWN OF  
**NEW CASTLE**  
ROCKINGHAM COUNTY, NEW HAMPSHIRE  
1988

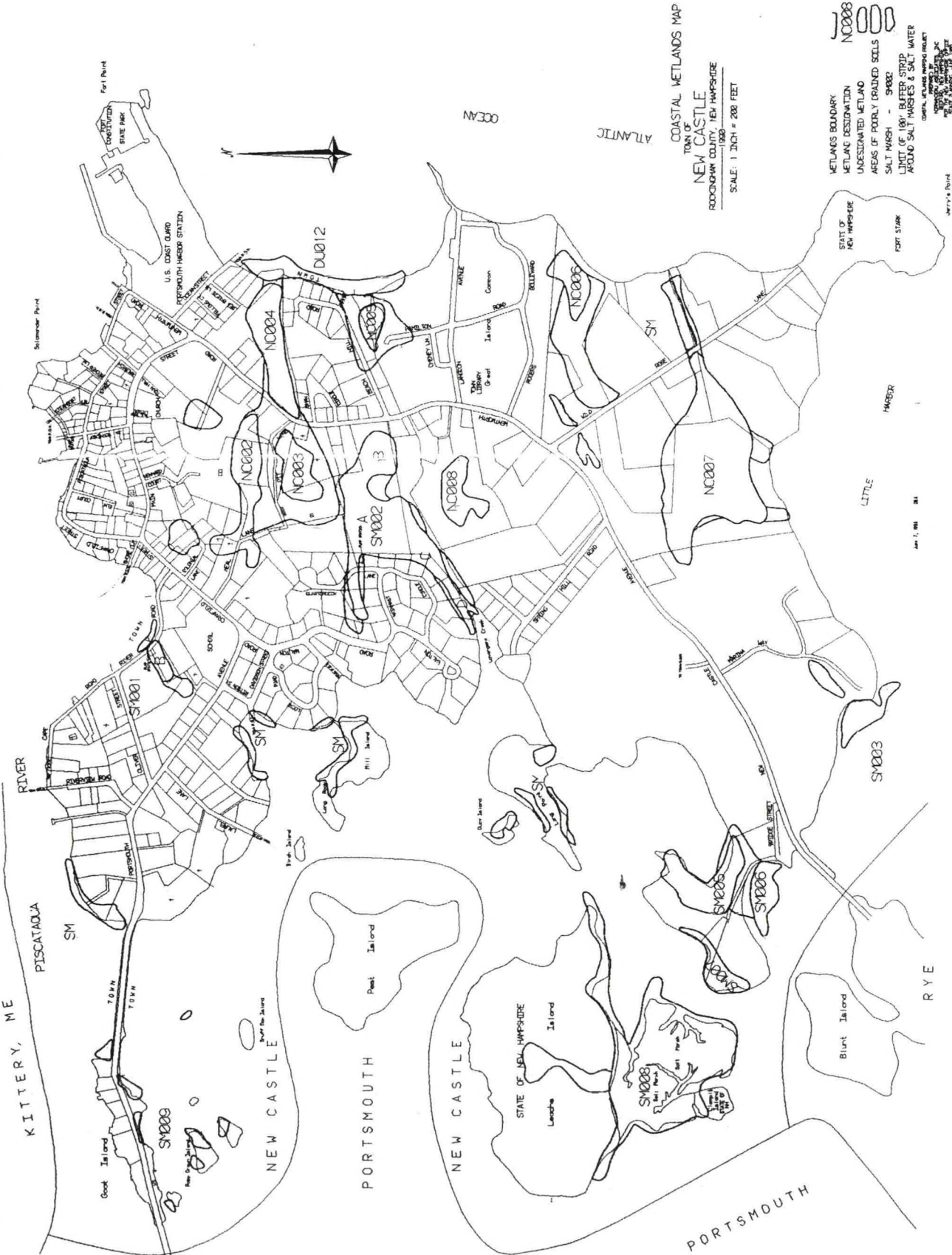
SCALE: 1 INCH = 200 FEET

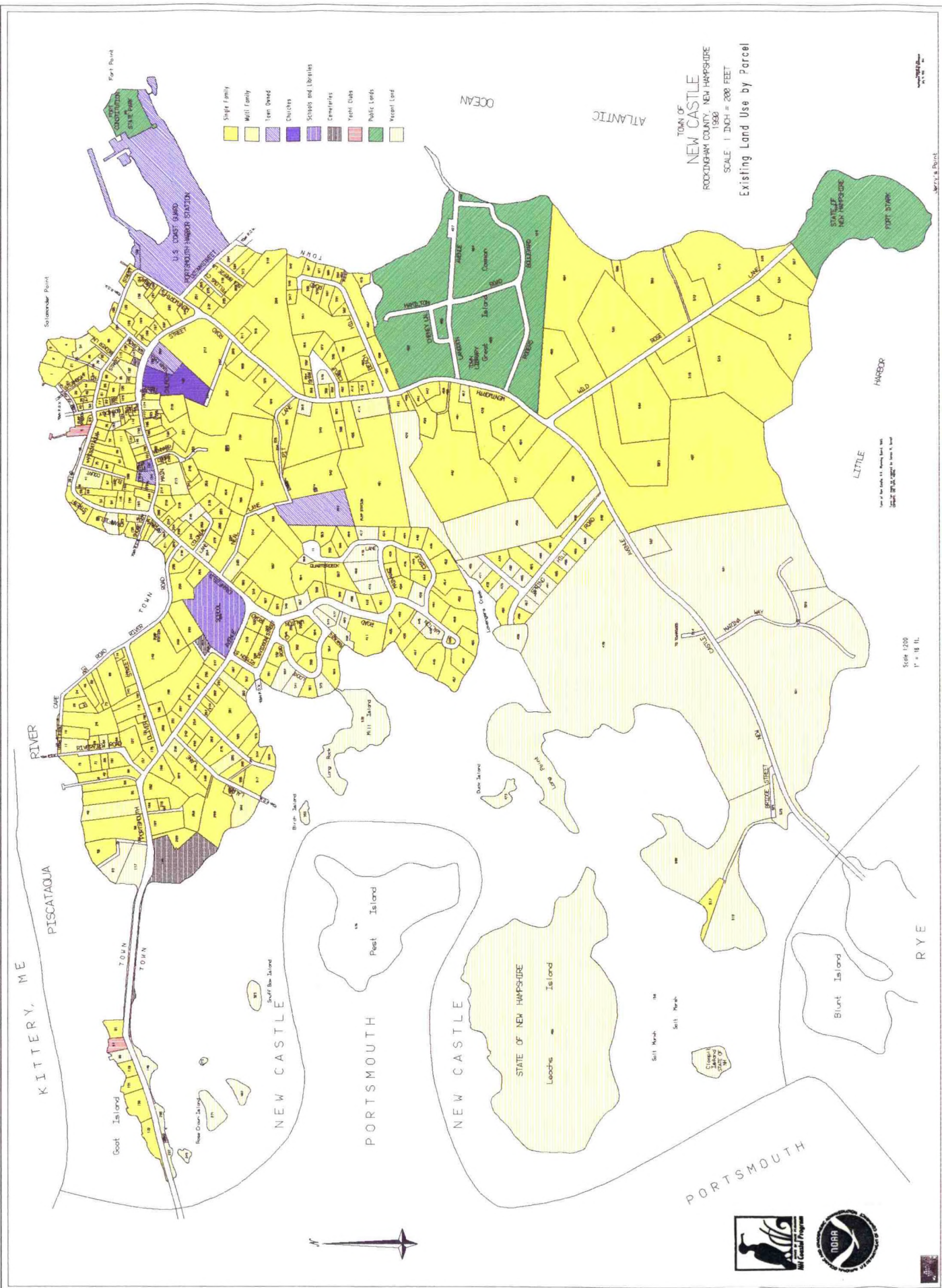
WETLANDS BOUNDARY  
WETLAND DESIGNATION  
UNDESIGNATED WETLAND  
AREAS OF POORLY GRAINED SOILS  
SALT MARSH - SMO02  
LIMIT OF 100' BUFFER STRIP  
AROUND SALT MARSHES & SALT WATER

NC0008

SM0001

DATE: 1988  
BY: [illegible]  
PROJECT: [illegible]





- Single Family
- Multi Family
- Town Owned
- Churches
- Schools and Libraries
- Employment
- Open Space
- Public Lands
- Vacant Land

TOWN OF  
**NEW CASTLE**  
 ROCKINGHAM COUNTY, NEW HAMPSHIRE  
 1986  
 SCALE: 1" = 200 FEET  
 Existing Land Use by Parcel

Scale: 1/200  
 1" = 18 ft.



**GIS Base Map and Land Use Map Parcel Attribute Table  
New Castle, N.H., 1995**

GIS Parcel ID	Area (sq.ft.)	Perimeter	Acres	Land Use Code <sup>1</sup>
0	-31895070.000	46295.530	-732.21	(Parcel 0 = entire Town)
1	24466.750	725.438	0.56	113
2	14607.700	487.627	0.34	113
3	3576.418	291.316	0.08	113
4	18224.230	613.865	0.42	113
5	12261.840	826.055	0.28	120
6	2112.495	213.118	0.05	0
7	1007.291	201.661	0.02	113
8	138.357	104.588	0.00	113
9	885.105	183.000	0.02	113
10	13.268	27.111	0.00	113
11	1208357.000	70095.250	27.74	0
12	2735.520	279.153	0.06	113
13	1162.149	192.930	0.03	900
14	2119.185	223.990	0.05	113
15	22179.270	652.797	0.51	113
16	7874.648	354.424	0.18	113
17	19011.420	586.323	0.44	112
18	16419.500	565.565	0.38	113
19	8645.093	1162.355	0.20	0
20	53126.670	1117.177	1.22	113
21	8900.649	425.392	0.20	113
22	1270.933	150.211	0.03	900
23	20443.060	820.411	0.47	113
24	8912.506	424.932	0.20	113
25	10091.000	473.686	0.23	113
26	2477.338	366.996	0.06	0
27	1257.637	154.523	0.03	900
28	2080.008	200.707	0.05	900
29	4945.468	277.291	0.11	113
30	2121.115	260.034	0.05	900
31	12080.030	466.536	0.28	113
32	701.227	106.477	0.02	900
33	471.720	87.576	0.01	900
34	16596.440	588.199	0.38	112
35	3283.589	238.318	0.08	113
36	8302.010	400.599	0.19	113
37	10325.090	405.923	0.24	113
38	2702.724	446.351	0.06	900
39	2832.916	227.665	0.07	113
40	572.014	160.661	0.01	113
41	22967.840	609.997	0.53	112
42	14278.620	569.921	0.33	113
43	2045.427	184.182	0.05	113
44	7424.461	374.219	0.17	113
45	12323.750	541.653	0.28	113
46	8927.106	416.439	0.20	113
47	1619.257	165.151	0.04	113
48	3634.981	274.928	0.08	113
49	45555.040	1068.716	1.05	112
50	71885.450	1248.624	1.65	113
51	8316.804	433.880	0.19	113
52	1558.488	171.321	0.04	900
53	22335.450	871.262	0.51	113
54	5050.486	284.604	0.12	113
55	38046.630	987.726	0.87	113
56	3319.579	238.744	0.08	112
57	3021.030	227.341	0.07	113
58	29516.650	685.864	0.68	113
59	14623.070	545.492	0.34	113
60	11162.210	557.351	0.26	113
61	15458.900	689.820	0.35	113

<sup>1</sup> SEE Draft NH Land Use/Land Cover Classification System, NHOSP/GRANIT 7-1-92)

**GIS Base Map and Land Use Map Parcel Attribute Table  
New Castle, N.H., 1995**

GIS Parcel ID	Area (sq.ft.)	Perimeter	Acres	Land Use Code <sup>1</sup>
62	11632.030	698.992	0.27	113
63	2124.464	192.059	0.05	113
64	6563.272	337.921	0.15	113
65	1560.385	230.067	0.04	0
66	30776.630	783.551	0.71	113
67	513801.500	6894.103	11.80	125
68	7880.381	364.439	0.18	113
69	13202.680	599.917	0.30	113
70	5777.221	311.578	0.13	900
71	9491.800	398.540	0.22	113
72	8670.173	538.590	0.20	113
73	13226.910	709.343	0.30	113
74	8306.438	366.755	0.19	113
75	5116.887	286.224	0.12	113
76	6061.351	334.141	0.14	113
77	3229.419	225.820	0.07	113
78	7285.467	351.485	0.17	113
79	7980.390	827.791	0.18	0
80	45085.360	926.015	1.04	113
81	3800.039	248.721	0.09	113
82	2923.318	228.192	0.07	113
83	29136.340	854.733	0.67	900
84	6552.974	332.323	0.15	112
85	3737.059	244.542	0.09	113
86	6008.878	337.480	0.14	113
87	7763.828	363.632	0.18	113
88	5372.348	294.536	0.12	113
89	5907.518	312.781	0.14	113
90	15347.810	489.953	0.35	900
91	15391.420	520.672	0.35	113
92	2807.289	212.765	0.06	113
93	82371.580	1256.614	1.89	173
94	6860.106	329.842	0.16	113
95	12948.630	529.960	0.30	112
96	8611.442	373.455	0.20	113
97	11888.590	449.356	0.27	120
98	15562.330	600.367	0.36	113
99	11858.520	513.751	0.27	900
100	8805.217	377.050	0.20	113
101	13840.810	486.478	0.32	113
102	3713.566	263.322	0.09	900
103	6991.688	339.211	0.16	112
104	4413.206	340.618	0.10	113
105	4746.727	327.288	0.11	113
106	1638.271	168.613	0.04	113
107	11048.480	551.261	0.25	113
108	7775.705	356.907	0.18	113
109	16277.240	672.324	0.37	113
110	22042.120	648.137	0.51	113
111	26009.920	793.547	0.60	113
112	9552.132	526.878	0.22	113
113	8460.439	417.097	0.19	113
114	4319.015	265.217	0.10	113
115	2413.041	213.776	0.06	113
116	7161.350	369.647	0.16	113
117	49011.030	2785.751	1.13	900
118	19552.540	718.078	0.45	113
119	11107.040	444.967	0.25	113
120	11513.240	498.627	0.26	113
121	23621.860	866.481	0.54	113
122	10839.190	430.568	0.25	112
123	7899.087	416.378	0.18	113

<sup>1</sup> SEE Draft NH Land Use/Land Cover Classification System, NHOSP/GRANIT 7-1-92)



**GIS Base Map and Land Use Map Parcel Attribute Table  
New Castle, N.H., 1995**

GIS Parcel ID	Area (sq.ft.)	Perimeter	Acres	Land Use Code <sup>1</sup>
124	3973.127	322.799	0.09	113
125	9343.522	606.922	0.21	113
126	7938.735	368.028	0.18	113
127	25484.890	672.909	0.59	113
128	6638.524	342.240	0.15	113
129	11069.930	433.045	0.25	113
130	4100.726	260.427	0.09	113
131	14307.650	499.797	0.33	113
132	4818.225	359.458	0.11	113
133	4207.288	323.016	0.10	113
134	10448.270	428.502	0.24	113
135	9947.019	416.678	0.23	113
136	31020.390	737.156	0.71	113
137	3071.830	265.147	0.07	113
138	6224.686	343.026	0.14	112
139	28890.370	808.093	0.66	112
140	6732.750	388.419	0.15	112
141	5463.905	304.202	0.13	113
142	6964.491	409.083	0.16	112
143	3224.658	230.904	0.07	113
144	2211.912	211.581	0.05	113
145	121248.500	3794.783	2.78	174
146	20021.410	1144.944	0.46	900
147	3800.049	256.131	0.09	112
148	7177.326	376.147	0.16	112
149	111276.100	1472.838	2.55	113
150	9110811.000	41943.520	209.16	0
151	3024.865	221.808	0.07	174
152	7969.044	472.989	0.18	125
153	15389.820	590.468	0.35	113
154	1937.093	176.647	0.04	113
155	5697.224	322.876	0.13	113
156	1543.763	157.961	0.04	113
157	10676.490	412.632	0.25	113
158	8755.649	605.620	0.20	113
159	1931.382	229.037	0.04	0
160	8802.130	407.154	0.20	113
161	5668.498	322.755	0.13	113
162	4614.466	275.564	0.11	113
163	8576.650	375.737	0.20	112
164	10734.780	551.297	0.25	125
165	3848.285	293.096	0.09	113
166	2719.500	377.174	0.06	174
167	1034.226	129.293	0.02	174
168	771.877	111.206	0.02	125
169	7614.583	357.738	0.17	113
170	2030.628	186.657	0.05	112
171	5939.713	429.091	0.14	113
172	24776.210	1075.838	0.57	113
173	1383.036	225.090	0.03	113
174	9684.089	426.653	0.22	112
175	9657.319	393.582	0.22	113
176	3676.227	267.191	0.08	113
177	6637.856	415.533	0.15	113
178	6062.385	364.562	0.14	113
179	4525.785	292.485	0.10	125
180	77987.420	1399.238	1.79	126
181	2801.798	214.814	0.06	113
182	46123.630	990.404	1.06	113
183	1065.826	285.932	0.02	113
184	6478.585	405.003	0.15	113
185	8539.068	392.661	0.20	113

<sup>1</sup> SEE Draft NH Land Use/Land Cover Classification System, NHOSP/GRANIT 7-1-92)

**GIS Base Map and Land Use Map Parcel Attribute Table**  
**New Castle, N.H., 1995**

GIS Parcel ID	Area (sq.ft.)	Perimeter	Acres	Land Use Code <sup>1</sup>
186	82588.450	1513.192	1.90	113
187	5026.534	285.861	0.12	127
188	7860.484	355.735	0.18	113
189	6881.645	373.049	0.16	113
190	12347.660	538.411	0.28	125
191	5460.653	348.437	0.13	113
192	4236.291	584.212	0.10	0
193	34840.160	783.144	0.80	113
194	11183.210	513.686	0.26	113
195	6956.067	378.475	0.16	900
196	10406.750	408.095	0.24	113
197	5296.573	299.462	0.12	113
198	18316.250	578.569	0.42	113
199	1846.868	172.484	0.04	113
200	12937.910	483.074	0.30	113
201	33394.670	810.472	0.77	113
202	21175.760	632.825	0.49	125
203	21096.090	811.410	0.48	113
204	5012.479	347.695	0.12	112
205	1206.240	173.290	0.03	113
206	17024.600	554.464	0.39	113
207	7425.919	375.357	0.17	113
208	10702.750	636.762	0.25	900
209	5210.814	300.540	0.12	113
210	12270.000	429.312	0.28	113
211	8707.852	416.603	0.20	113
212	3526.496	241.162	0.08	113
213	36731.390	853.560	0.84	112
214	7031.238	342.819	0.16	113
215	7296.369	342.718	0.17	113
216	2165.188	186.449	0.05	113
217	132764.700	1479.282	3.05	113
218	24732.690	812.301	0.57	113
219	28550.970	656.862	0.66	113
220	24633.950	734.880	0.57	113
221	34671.400	1003.541	0.80	113
222	321.412	86.615	0.01	0
223	41369.340	1055.864	0.95	113
224	3995.776	253.311	0.09	113
225	366.630	92.490	0.01	900
226	418.904	96.030	0.01	900
227	8459.799	604.328	0.19	900
228	5577.076	298.524	0.13	113
229	6135.847	444.435	0.14	113
230	10714.540	415.638	0.25	112
231	9332.000	410.155	0.21	113
232	208003.100	3030.734	4.78	113
233	41072.200	863.956	0.94	113
234	4988.116	302.189	0.11	113
235	16341.560	582.902	0.38	113
236	32754.880	993.050	0.75	113
237	10212.030	404.250	0.23	113
238	7262.940	346.444	0.17	112
239	6245.634	352.656	0.14	113
240	20786.900	613.031	0.48	113
241	10014.900	385.640	0.23	113
242	10699.060	415.831	0.25	113
243	6221.478	330.661	0.14	900
244	16634.620	514.269	0.38	113
245	10436.210	408.653	0.24	113
246	13437.520	520.715	0.31	900
247	7743.444	638.117	0.18	113

<sup>1</sup> SEE Draft NH Land Use/Land Cover Classification System, NHOSP/GRANIT 7-1-92)

**GIS Base Map and Land Use Map Parcel Attribute Table  
New Castle, N.H., 1995**

GIS Parcel ID	Area (sq.ft.)	Perimeter	Acres	Land Use Code <sup>1</sup>
248	12256.570	448.776	0.28	113
249	153465.400	1632.792	3.52	127
250	30459.940	709.148	0.70	113
251	14764.510	487.013	0.34	113
252	151913.600	2414.816	3.49	113
253	3355.474	405.634	0.08	0
254	18510.200	567.541	0.42	113
255	16496.350	534.789	0.38	113
256	7523.758	353.173	0.17	113
257	10577.340	411.399	0.24	113
258	27578.750	794.634	0.63	113
259	10202.180	408.002	0.23	113
260	7671.439	734.361	0.18	0
261	24770.650	1925.094	0.57	0
262	17801.020	584.713	0.41	113
263	8782.268	390.735	0.20	174
264	12319.480	445.977	0.28	900
265	3370.670	232.847	0.08	113
266	10868.320	417.042	0.25	113
267	5224.111	308.508	0.12	113
268	9058.633	396.624	0.21	113
269	80897.650	1314.673	1.86	113
270	11535.700	432.164	0.26	113
271	31085.840	767.023	0.71	900
272	10901.200	416.008	0.25	113
273	2450.386	186.768	0.06	900
274	5304.635	309.315	0.12	113
275	4009.550	254.582	0.09	113
276	19186.410	599.431	0.44	113
277	11770.000	425.030	0.27	113
278	30128.670	812.192	0.69	113
279	10852.580	424.343	0.25	113
280	3271.785	300.650	0.08	0
281	61515.170	1175.860	1.41	113
282	10330.700	407.840	0.24	113
283	12341.660	442.286	0.28	113
284	47410.040	1069.376	1.09	113
285	8471.225	423.046	0.19	113
286	18677.290	603.032	0.43	112
287	9956.147	813.436	0.23	0
288	254442.400	3094.757	5.84	113
289	10414.930	432.356	0.24	113
290	21231.370	597.256	0.49	113
291	5190.715	306.992	0.12	113
292	15723.020	640.133	0.36	112
293	13551.570	556.979	0.31	113
294	14315.850	539.364	0.33	112
295	17761.380	575.518	0.41	112
296	4105.601	256.538	0.09	113
297	10222.170	401.183	0.23	113
298	8367.856	391.230	0.19	113
299	9974.206	448.018	0.23	113
300	25037.140	639.318	0.57	113
301	1057.824	134.316	0.02	174
302	16958.090	562.678	0.39	900
303	25396.410	694.364	0.58	113
304	11366.120	521.707	0.26	113
305	24648.730	643.381	0.57	113
306	6618.333	377.876	0.15	113
307	120618.800	1666.615	2.77	113
308	35331.180	804.873	0.81	112
309	11548.280	429.976	0.27	113

<sup>1</sup> SEE Draft NH Land Use/Land Cover Classification System, NHOSP/GRANIT 7-1-92)

**GIS Base Map and Land Use Map Parcel Attribute Table  
New Castle, N.H., 1995**

GIS Parcel ID	Area (sq.ft.)	Perimeter	Acres	Land Use Code <sup>1</sup>
310	21226.020	625.874	0.49	113
311	7879.523	359.496	0.18	113
312	13935.830	460.962	0.32	113
313	13494.120	561.450	0.31	113
314	43942.130	860.162	1.01	113
315	15665.610	563.902	0.36	113
316	23961.690	721.318	0.55	113
317	33540.630	713.948	0.77	113
318	35701.190	878.973	0.82	113
319	10066.190	402.241	0.23	113
320	22348.790	644.607	0.51	113
321	72804.510	1241.866	1.67	113
322	12555.890	438.468	0.29	113
323	17138.260	523.589	0.39	900
324	10561.260	463.680	0.24	113
325	14560.100	483.149	0.33	113
326	34096.740	783.578	0.78	113
327	12286.710	447.633	0.28	113
328	42393.870	1020.226	0.97	113
329	10249.160	401.349	0.24	113
330	10944.830	443.150	0.25	113
331	14030.830	478.669	0.32	113
332	15872.270	508.138	0.36	113
333	11129.380	420.091	0.26	113
334	21561.760	614.294	0.49	900
335	13774.200	919.871	0.32	113
336	17871.260	1955.275	0.41	0
337	108053.100	1478.233	2.48	125
338	37487.530	1212.459	0.86	113
339	13491.840	550.702	0.31	113
340	11056.120	431.955	0.25	112
341	18841.880	567.833	0.43	900
342	101142.500	1518.228	2.32	113
343	119270.400	1523.743	2.74	113
344	463.949	86.190	0.01	174
345	616.562	99.437	0.01	113
346	437.771	83.793	0.01	174
347	7349.278	346.037	0.17	113
348	7011.710	338.774	0.16	113
349	18108.580	554.968	0.42	113
350	447.683	84.691	0.01	174
351	96211.890	1554.461	2.21	113
352	25798.920	666.080	0.59	113
353	34422.210	892.528	0.79	113
354	44486.430	1086.580	1.02	113
355	23704.450	671.034	0.54	113
356	13254.320	451.492	0.30	113
357	10516.650	431.534	0.24	900
358	10048.300	405.149	0.23	900
359	5239.266	324.837	0.12	900
360	14703.050	465.558	0.34	113
361	13954.950	492.413	0.32	113
362	7319.321	350.540	0.17	113
363	8772.168	412.178	0.20	900
364	7620.000	360.787	0.17	113
365	9181.792	390.445	0.21	113
366	10930.360	422.059	0.25	113
367	7990.222	370.587	0.18	113
368	7090.846	344.019	0.16	113
369	12990.770	460.411	0.30	113
370	10761.250	446.185	0.25	113
371	7255.666	348.896	0.17	113

<sup>1</sup> SEE Draft NH Land Use/Land Cover Classification System, NHOSP/GRANIT 7-1-92)

**GIS Base Map and Land Use Map Parcel Attribute Table  
New Castle, N.H., 1995**

GIS Parcel ID	Area (sq.ft.)	Perimeter	Acres	Land Use Code <sup>1</sup>
372	15806.690	519.066	0.36	113
373	10208.430	457.755	0.23	900
374	542.872	93.233	0.01	174
375	14828.710	505.023	0.34	900
376	560323.900	3621.393	12.86	0
377	10669.010	452.742	0.24	900
378	162563.200	2492.284	3.73	900
379	8887.585	375.486	0.20	900
380	7926.856	357.969	0.18	113
381	13924.000	593.153	0.32	113
382	11463.420	433.093	0.26	113
383	21710.890	606.064	0.50	113
384	17325.750	519.866	0.40	113
385	7157.515	343.971	0.16	113
386	13721.560	492.391	0.32	113
387	33309.220	814.713	0.76	113
388	12989.070	479.377	0.30	113
389	4920.105	365.900	0.11	113
390	16920.210	786.575	0.39	900
391	14001.010	508.671	0.32	113
392	4227.039	288.537	0.10	113
393	11484.740	442.226	0.26	113
394	7090.413	347.242	0.16	113
395	13818.310	517.762	0.32	113
396	10232.140	429.471	0.23	113
397	7449.416	392.108	0.17	113
398	13784.850	548.440	0.32	113
399	24057.820	640.916	0.55	113
400	14025.840	507.465	0.32	113
401	289394.900	2416.906	6.64	113
402	7071.703	341.724	0.16	113
403	6290.902	329.927	0.14	900
404	1042.582	227.384	0.02	900
405	32321.150	735.455	0.74	113
406	29867.060	851.117	0.69	113
407	44053.540	1121.320	1.01	113
408	11512.740	443.789	0.26	900
409	30073.800	739.135	0.69	900
410	24518.510	672.814	0.56	900
411	60007.500	986.166	1.38	113
412	6824.618	334.029	0.16	113
413	17823.250	692.439	0.41	113
414	32128.020	759.226	0.74	112
415	9299.711	436.382	0.21	113
416	21699.960	628.320	0.50	900
417	14825.140	511.408	0.34	900
418	14213.220	517.928	0.33	113
419	5925.420	313.897	0.14	113
420	15021.890	555.047	0.34	113
421	15632.550	487.426	0.36	113
422	439244.600	4535.518	10.08	173
423	16695.580	574.939	0.38	113
424	11573.690	434.335	0.27	113
425	15688.080	630.207	0.36	113
426	11434.750	411.092	0.26	113
427	165981.100	9371.570	3.81	
428	10830.190	413.967	0.25	113
429	154249.500	2969.169	3.54	900
430	20555.260	562.978	0.47	113
431	13676.170	475.820	0.31	113
432	19020.660	544.225	0.44	113
433	23501.340	807.471	0.54	113

<sup>1</sup> SEE Draft NH Land Use/Land Cover Classification System, NHOSP/GRANIT 7-1-92)

**GIS Base Map and Land Use Map Parcel Attribute Table  
New Castle, N.H., 1995**

GIS Parcel ID	Area (sq.ft.)	Perimeter	Acres	Land Use Code <sup>1</sup>
434	13807.840	473.872	0.32	113
435	17390.690	588.757	0.40	113
436	6564.777	374.422	0.15	113
437	30373.310	837.853	0.70	113
438	29491.160	937.827	0.68	113
439	15376.450	505.584	0.35	900
440	16810.320	533.218	0.39	113
441	8442.688	384.417	0.19	113
442	313307.000	2521.144	7.19	113
443	12963.700	479.503	0.30	113
444	14477.810	477.551	0.33	113
445	11354.570	424.923	0.26	900
446	33405.060	753.426	0.77	113
447	14657.770	492.163	0.34	113
448	14505.360	475.579	0.33	900
449	21828.400	624.497	0.50	113
450	20017.860	658.160	0.46	113
451	21311.250	605.707	0.49	113
452	21803.660	606.623	0.50	113
453	31407.290	889.602	0.72	113
454	30328.200	780.916	0.70	113
455	17965.280	615.119	0.41	173
456	3604.101	587.477	0.08	113
457	28965.020	826.885	0.66	113
458	36894.480	858.383	0.85	113
459	246347.200	2900.474	5.66	900
460	2686.906	195.656	0.06	113
461	45950.700	1027.009	1.05	113
462	24224.970	613.518	0.56	113
463	284429.900	2088.689	6.53	173
464	239651.600	1967.215	5.50	173
465	16758.600	549.602	0.38	900
466	22250.110	617.256	0.51	113
467	9454.503	407.320	0.22	112
468	8429.388	521.246	0.19	173
469	1507278.000	5643.272	34.60	900
470	94404.050	1630.374	2.17	113
471	11411.210	455.156	0.26	900
472	12407.000	460.044	0.28	113
473	21866.110	781.788	0.50	900
474	14555.260	513.475	0.33	113
475	1880270.000	9058.158	43.17	900
476	13143.210	483.901	0.30	900
477	161002.200	1886.632	3.70	113
478	282427.700	3731.949	6.48	173
479	40200.360	822.066	0.92	113
480	36192.520	747.741	0.83	900
481	25398.790	720.677	0.58	113
482	10942.500	418.511	0.25	900
483	25251.190	685.488	0.58	113
484	42770.030	876.529	0.98	113
485	11228.870	416.052	0.26	900
486	11559.660	431.188	0.27	113
487	11555.880	435.324	0.27	900
488	18937.760	597.648	0.43	900
489	12805.540	456.910	0.29	900
490	135697.900	1510.549	3.12	113
491	13821.190	473.202	0.32	900
492	12946.850	505.754	0.30	113
493	114720.700	1701.321	2.63	113
494	338904.400	3718.770	7.78	113
495	14074.780	477.801	0.32	113

<sup>1</sup> SEE Draft NH Land Use/Land Cover Classification System, NHOSP/GRANIT 7-1-92)

**GIS Base Map and Land Use Map Parcel Attribute Table  
New Castle, N.H., 1995**

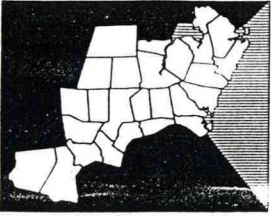
GIS Parcel ID	Area (sq.ft.)	Perimeter	Acres	Land Use Code <sup>1</sup>
496	14085.060	478.706	0.32	900
497	816648.400	5444.089	18.75	113
498	8454.535	889.169	0.19	113
499	14336.230	483.147	0.33	113
500	14069.130	480.151	0.32	900
501	242223.400	2027.730	5.56	113
502	33411.590	758.084	0.77	113
503	182536.000	2287.876	4.19	113
504	188947.700	1713.809	4.34	113
505	11159.140	549.211	0.26	113
506	179755.400	1752.723	4.13	113
507	41542.850	833.436	0.95	900
508	300511.900	3284.740	6.90	900
531	763070.400	4582.830	17.52	900
510	100115.700	1439.369	2.30	113
511	34491.800	825.770	0.79	113
512	69028.850	1414.677	1.58	113
513	192660.600	1845.337	4.42	113
514	4247.775	381.581	0.10	
515	46728.160	819.454	1.07	900
516	320989.300	2321.285	7.37	113
517	26683.630	1058.145	0.61	113
518	174718.100	2669.211	4.01	900
519	186360.700	2186.947	4.28	113
532	39453.800	3377.358	0.91	0
521	738773.600	5668.690	16.96	900
522	52082.860	943.550	1.20	113
523	20103.430	736.514	0.46	113
524	62594.480	1050.009	1.44	113
525	10252.890	804.563	0.24	
526	27236.120	951.143	0.63	900
527	34487.390	845.562	0.79	113
528	427452.600	2986.560	9.81	173
529	57001.390	1035.986	1.31	900
Total Parcels (incl ROW): 529			Total Acres: 732.2; Avg Parcel Size: 1.38 ac.	

<sup>1</sup> SEE Draft NH Land Use/Land Cover Classification System, NHOSP/GRANIT 7-1-92)

**ZONING AND LAND USE REGULATIONS**

- ◆ **8 Zoning Amendments**  
*(including Warrant and Ballot Articles)*
  
- ◆ **Zoning Amendment re:**  
**Wentworth Hotel/Office District**  
*(prepared by Town Attorney; reviewed by RPC)*





# Rockingham Planning Commission

121 Water Street, Exeter, N.H. 03833-2487  
603-778-0885

## MEMORANDUM

TO: Pam Cullen, Administrative Assistant  
FROM: Cliff Sinnott, Executive Director  
DATE: February 17, 1995  
SUBJECT: Revised "Housekeeping" Zoning Amendments

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Enclosed are 30 copies of the Housekeeping Zoning Amendments, including revisions made at the Planning Board meeting on February 15th. Let me know if there are any other changes to be made or if you would like our help in preparing language for the warrant or ballot.

cc: Bart Carr, Zoning Rewrite Committee  
Bob Beecher, Chairman, New Castle Planning Board

FILE

COPY

PROPOSED "HOUSEKEEPING" AMENDMENTS  
TO THE NEW CASTLE ZONING ORDINANCE  
--For May 1995 Town Meeting--

(NOTE: Text in *bold italics* indicates additions; text with strikeout markings (e.g. ~~strikeout~~) indicates deleted text.)

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PROPOSED CHANGES IN SECTION: 2.3 DEFINITIONS

Abutter: ~~"Abutter" means any~~ Any person whose property is located in New Castle and adjoins or is directly across the street or stream from the land under consideration by the local land use board. For purposes of receiving testimony only, and not for purposes of notification, the term abutter shall include any person who is able to demonstrate that his land will be directly affected by the proposal under consideration. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a condominium or other collective form of ownership, the term abutter means the officers of the collective or association, as defined in RSA 356-B:3, XXIII.

Basement: ~~Means a~~ A story of a building or structure having *an aggregate* of sixty percent (60%) or more of its clear height below grade. Also see "Story".

Board: Shall mean the Planning Board of the Town of New Castle, *New Hampshire as established under the provisions of RSA 673:3 as amended.*

Building Setback Line: ~~Means the~~ *The* line, established by law, beyond which a building shall not extend, except as specifically provided by law.

Building Official: ~~Means the~~ *The* officer or other designated authority charged with the administration and enforcement of this code, or his duly authorized representative.

Condominium - ~~Real property, and any interest therein, in which undivided interests in common area are vested in the unit owners and as further described in RSA 356-B.~~ *A building or group of buildings in which units are owned individually, and the structure, common areas, and facilities improvements and/or land areas are owned by all the owners on a proportional, undivided basis. The creation of a condominium shall be considered a subdivision under the requirements of RSA 356-B and reviewed accordingly.*

Habitable Room: ~~Means a~~ A room or enclosed floor space arranged for living, eating or sleeping purposes, not including bath or toilet rooms, laundries, pantries, foyers, or communicating corridors.

Health Officer: ~~Shall mean the~~ *The* Health Officer of the Town of New Castle.

Local Land Use Boards: ~~"Local Land Use Board" means a~~ A planning board, historic district commission, inspector of buildings, building code board of appeals, or zoning board of adjustment established by the local legislative body.

Lot Line: ~~Means a~~ A line dividing one lot from another, or from a street or other public space.

Master Plan: ~~Shall mean the~~ *The* comprehensive plan or plan of development for the community.

Subdivision, Minor: *Minor Subdivision*: See Subdivision Regulations

Multiple Family: ~~Any building or structure containing more than two dwelling units.~~ *Multifamily Structure*: any building which includes three or more residential dwelling units.

*Proposed "Housekeeping" Zoning Amendments - Town of New Castle  
February 15, 1995*

Official Map: ~~Shall mean the~~ *The* adopted street or base map of the municipality as defined in RSA 36:16-18.

[NEW] Parcel: *A single unit of land in the same ownership throughout as shown or defined on a recorded deed.*

Parking Space: See Section ~~5-2~~ *5.1*, Off-Street Parking ~~Schedule~~ *and Loading*.

Permanent Building: ~~Means any~~ *Any* building resting upon a foundation or otherwise legally defined as "real estate".

Repair: ~~Means the~~ *The* replacement of existing work with equivalent materials for the purpose of its maintenance; but not including any addition, change or modification in construction, exit facilities, or permanent fixtures or equipment.

Resident; Inhabitant: ~~Shall be a~~ *A* person who is domiciled or has a place of abode in the Town of New Castle and who has, through all of his actions, demonstrated a current intent to designate that place of abode as his principal place of physical presence for the indefinite future to the exclusion of all others.

Residence/Residency: ~~Residence or residency shall mean a~~ *A* person's place of abode or domicile. The place of abode or domicile is that designated by a person as his principal place of physical presence for the indefinite future to the exclusion of all others. Such residence or residency shall not be interrupted or lost by a temporary absence from it, if there is an intent to return to such residence or residency as the principal place of physical presence.

Right of Way: ~~Means and includes all present and proposed~~ *All* town, state and federal highways and the land on either side of same as covered by statutes to determine the widths of rights-of-way. ~~It also means and includes~~ *The term also includes* private and other public ways and the land on either side as stipulated in each specific instance.

Setback: ~~Means the~~ *The* distance between the nearest portion of a building and a lot or public right-of-way line, whichever is closer.

Street: ~~Means, relates to and includes, street,~~ *A* right-of-way, avenue, road, boulevard, lane, alley, viaduct, highway, freeway and other ways including a private way offering the principal means of access to abutting properties. A public way includes the entire right-of-way.

Structure: ~~Means a~~ *A* combination of material to form a construction, *with or without foundation*, that is safe and stable; including among others, buildings, stadiums, reviewing stands, platforms, stagings, observation towers, radio towers, water tanks and towers, trestles, piers, wharves, sheds, coal bins, shelters, and display signs; the term structure shall be construed as if followed by the words "or part thereof".

Story: ~~Means that part of a building comprised between - floor and the floor or roof next above. A mezzanine shall be considered a story if it exceeds 33 1/3 per cent of the area of the floor immediately below. A penthouse shall be considered a story if it exceeds 1,000 square feet or 33 1/3 per cent of the horizontal roof area.~~ *That part of a building comprised between a finished floor and ceiling above with a minimum height of 7 feet, 6 inches. A half story contains less than 50% of the gross floor area with a 7 foot, 6 inch clear floor-to-ceiling height.*

Town Engineer: ~~Shall mean the person or firm assigned by the Town of New Castle to perform such duties as may be determined by the town.~~ *The duly designated engineer of the Town of New Castle or, if there is no such official, the planning consultant or official assigned by the Board of Selectmen.*

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**PROPOSED CHANGES IN SECTION 4.2. DIMENSIONAL REGULATIONS**

**4.2.2 MODIFICATIONS AND SPECIAL PROVISIONS**

3. **Maximum Lot Coverage:** The maximum portion of a lot that may be covered by principal and accessory buildings shall be determined according to the schedule shown below, however, at least ~~1225~~ **1050** square feet (ground floor area) of building coverage will be permitted for lots between 3500 square feet and 9000 square feet in size, and at least ~~2700~~ **2250** square feet (ground floor area) will be permitted for lots over 9000 square feet in size.

<u>Lot Size</u>	<u>Maximum % of Lot Covered</u>
-less than 3500 square feet:	<del>35%</del> <b>30%</b>
-3500 to 9000 square feet:	<del>30%</del> <b>25%</b> but not less than <del>1225</del> <b>1050</b> square feet
-more than 9000 square feet:	20% but not less than <del>2700</del> <b>2250</b> square feet

*See Section 6.1.5.2 for lot coverage provisions applicable to clustered residential units.*

(These changes and those proposed for 6.1.5.2 are also shown in TABLE 1: DENSITY AND DIMENSIONAL REGULATIONS, attached)

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**CHANGES PROPOSED FOR SECTION 6.1.5: CLUSTER DEVELOPMENT -- DIMENSIONAL STANDARDS**

2. **Lot Size and Density Standards for Residential Cluster Development**

(paragraphs A. and B. unchanged)

- C. **Minimum Lot Size and Lot Coverage:** Clustered residential units shall have a minimum building lot size of 5000 square feet per dwelling unit and *have* a maximum lot coverage of ~~50%~~ *as follows:*

- for lots of 5,000-9,000 sf: not more than 2500sf*
- for lots greater than 9000 sf: a maximum coverage of not more than 20% of the lot but not less than 2500 sf*

This standard shall apply ~~whether or not~~ *where* the proposed development plats individual lots for the clustered units. *Where individual lots for buildings are not platted, the maximum coverage shall be 2,400 sf for a single dwelling unit, with the areas of accessory buildings pro-rated to all dwelling units. For each multi-family building, the maximum coverage shall be 2,400 sf multiplied by the number of dwelling units in the building.*

**PROPOSED CHANGES IN SECTION 4.3: SPECIAL EXCEPTIONS**

~~4.3.2 Variances may not be granted from the requirements.~~

4.3.32 All uses permitted by Special Exception must meet the following general requirements as well as additional special exception criteria applicable to particular uses as may be elsewhere specified in this ordinance. *Variances may not be granted from these requirements.*

(remainder of text in Section unchanged)

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**PROPOSED CHANGES IN SECTION 6.2: HOME OCCUPATIONS**

**6.2.1 WHERE PERMITTED**

(Second paragraph):

Within Duplex and Multifamily Dwellings and Accessory Structures: Home occupations are allowed within duplex and multifamily dwellings and in accessory buildings only by Special Exception granted by the New Castle Board of Adjustment. In granting such special exception, the Board of Adjustment must find that the conditions set forth *in Section 4.3 and* in the following Section 6.2.2 have been met.

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**PROPOSED CHANGE IN SECTION 6.3: MARINAS, DOCKS & PIERS**

6.3.1 Marinas, boatyards, yacht clubs, docks, piers, wharves, floats, coastal construction, waterfront walkways, and *any* related development projects are to be permitted by Special Exceptions which shall be granted only upon authorization by the Board of Adjustment following any necessary prior approval by Federal and State regulatory agencies.

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**PROPOSED CHANGES IN SECTION 7.2: EXPANSION & RECONSTRUCTION**

**7.2 ~~Expansion & Reconstruction~~ Replacement**

7.2.1 The replacement ~~or expansion~~ of any nonconforming building or structure that is intentionally demolished, all or in part, must either conform to the regulations of the district in which the building or structure is located, or the exterior must be a replica or reproduction in size, shape, and volume, of the building or structure that was demolished.

**PROPOSED CHANGES IN SECTION 9.2: WETLANDS CONSERVATION DISTRICT**

**9.2.7 SPECIAL EXCEPTION FOR NON-CONFORMING LOTS**

~~Special exceptions to permit the erection of a structure within the Wetlands Conservation District on nonconforming lots shall be permitted only upon authorization by the Board of Adjustment.~~

*Special exceptions to permit the erection of a structure in wetlands on nonconforming lots of record shall be made by authorization of the Board of Adjustment provided that the Board finds that the following criteria are met:*

- a. That the lot upon which an exception is sought was an official lot of record, as recorded in the Rockingham County Registry of Deeds prior to the date on which this amendment was posted and published in the Town.*
- b. That the use for which the exception is sought cannot feasibly be carried out on a portion or portions of the lot which are outside a wetland area.*
- c. That due to the provisions of this Article no reasonable and economically viable use of the lot can be made without the exception.*
- d. That the design and construction of the proposed use will, to the extent practical, be consistent with the purpose and intent of this Article.*
- e. That the proposed use will not create a hazard to individual or public health, safety and welfare due to the loss of wetland, the contamination of ground water, or other reason.*

*The Board of Adjustment may themselves, or upon petition from the Building Inspector, Conservation Commission or abutters, hire a qualified consultant or consultants to prepare such studies as are necessary to determine whether the conditions set forth above have been met. The cost of such studies shall be borne by the applicant.*

**TABLE 1**  
**DENSITY AND DIMENSIONAL REGULATIONS**  
**Town Of New Castle Zoning Ordinance**

DENSITY/DIMENSION	RESIDENTIAL DISTRICT	OCEANSIDE/BEACH DISTRICT	COMMERCIAL DISTRICT	FUTURE DEVEL. DIST. West of Wentworth Rd. - Conventional Devel. -	FUTURE DEVEL. DIST. East of Wentworth Rd. - Conventional Devel. -	FUTURE DEVEL. DIST. Special Exceptions (See Section 6.1)
Minimum Lot Area per Dwelling Unit ("sf" = square feet)	20,000 sf	43,560 sf	20,000 sf	20,000 sf for non-clustered residential units;	43,560 sf for non-clustered residential units;	20,000 sf per dwelling unit; <sup>1</sup> 10,000 sf per 500 sf hotel/ apartment unit; 10 acres min. parcel size for non-resid. development
Frontage	100 ft.	100 ft.	NA	100 ft.	100 ft.	200 ft. for planned development
Building Setback -Front -Side -Rear	10 ft. 10 ft. 10 ft.	10 ft. 10 ft. 10 ft.	25 ft. 10 ft. 10 ft.	10 ft. 10 ft. 10 ft.	10 ft. 10 ft. 10 ft.	<u>Single Family and Duplex Setbacks:</u> -- 25 ft. from street -- 20 ft. from another structure --10 ft. from lot line  <u>Multifamily Unit Setbacks:</u> -- 25 ft. from interior lot line <sup>2</sup> ; -- 500 ft. buffer to other residential districts; -- 300 ft. buffer to pre-existing residential units;
Minimum Lot Depth	NA	NA	100 ft. if two-family resid. use	NA	NA	NA

(TABLE 1 CONTINUES ON FOLLOWING PAGE)

TABLE 1 - DENSITY AND DIMENSIONAL REGULATIONS

New Castle Zoning Ordinance

Page 2 of 2

DENSITY/DIMENSION	RESIDENTIAL DISTRICT	OCEANSIDE/BEACH DISTRICT	COMMERCIAL DISTRICT	FUTURE DEVEL. DIST. West of Wentworth Rd. - Conventional Devel. -	FUTURE DEVEL. DIST. East of Wentworth Rd. - Conventional Devel. -	FUTURE DEVEL. DIST. Special Exceptions (See Section 6.1)
Min. Ground Floor Area (per Unit) -One Fam., 1 Story -One Fam., 2 Story -Two Fam., 1 Story -Two Fam., 2 Story - Commercial Bldg.	900 sf 720 sf 720 sf 500 sf NA	900 sf 720 sf 720 sf 500 sf NA	NA NA NA NA 500 sf	900 sf 720 sf 720 sf 500 sf NA	900 sf 720 sf 720 sf 500 sf NA	NA
Max. Building Height	2 ½ stories <i>above grade, not to exceed</i> 35 ft.	<i>same as RESIDENTIAL DISTRICT</i>	<i>same as RESIDENTIAL DISTRICT</i>	<i>same as RESIDENTIAL DISTRICT</i>	<i>same as RESIDENTIAL DISTRICT</i>	2 ½ stories above grade, not to exceed 35 ft.
Max. Lot Coverage <u>Lot Size:</u>	≤3500sf: 30%; 3500-9000sf: 25% but not less than 1050sf; >9000sf: 20% but not less than 2250sf	<i>same as RESIDENTIAL DISTRICT</i>	<i>same as RESIDENTIAL DISTRICT</i>	<i>same as RESIDENTIAL DISTRICT</i>	<i>same as RESIDENTIAL DISTRICT</i>	50% for Clustered Residential Units <u>5000-9000sf: not more than 2500sf;</u> <u>&gt;9000sf: 20%, but not less than 2500sf</u>
Max. Units per Building	2	1	2	2	1	6
Max. Non-residential Floor Area	25%	25%	100%	25%	25%	15% of total hotel floor area
Minimum Street Width -ROW -Paved Surface	30 ft. 20 ft.	30 ft. 20 ft.	30 ft. 20 ft.	30 ft. 20 ft.	30 ft. 20 ft.	30 ft. 20 ft.
Max. Poorly Drained Soil portion of Min. Lot Size	25%	25%	25%	25%	25%	25%

FOOTNOTES:

- 1 - refers to the average density of dwelling units per acre; the size of a clustered building lot may be smaller (see Section 6.1.5)
  - 2 - refers to building lot line which may be created, but must be planned for, within a residential cluster development (see Section 6.1.8.2)
- "NA:" = not specified or not applicable; "sf" = square feet (See sections 4.2 and 6.1 for additional explanation)



PROPOSED AMENDMENTS #2 - #9 TO THE NEW CASTLE ZONING ORDINANCE  
-- FOR 1995 TOWN MEETING --

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Article \_\_\_\_\_ Zoning Amendment #1: Proposed Amendment Creating  
Hotel/Office District

*[printed separately -- see accompanying text]*

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Article \_\_\_\_\_ Zoning Amendment #2: Section 2.3 Definitions

Are you in favor of adopting Zoning Amendment No. 2, as proposed by the Planning Board, which would amend or add definitions to Section 2.3 "Definitions" of the New Castle Zoning Ordinance as follows?:

**[EDITORIAL CHANGES:]**

Delete the words or phrases "Means", "Means any", "Means a", "Shall mean the", "Means and includes", and other similar phrases, that appear at the beginning of the current definitions for "Abutter", "Board", "Building Setback Line", "Building Official", "Habitable Room", "Health Officer", "Local Land Use Board", "Lot Line", "Official Map", "Permanent Building", "Repair", "Resident; Inhabitant", "Resident/Residency", and "Setback".

**[AMENDMENTS TO DEFINITIONS:]**

**Basement:** A story of a building or structure having an aggregate of sixty percent (60%) or more of its clear height below grade. Also see "Story".

**Condominium:** A fee interest in land or buildings owned by a unit owner, together with an undivided interest in the common areas of facilities. Condominiums can include single-family or multi-family dwellings and are managed by a condominium association. The creation of a condominium shall be considered a subdivision entitled to regulation by the town under RSA 356-B:5.

**Multifamily Structure:** Any building which includes three or more residential dwelling units.

**Parking Space:** See Section 5.1, Off-Street Parking and Loading.

**Right of Way:** All town, state and federal highways and the land on either side of same as covered by statutes to determine the widths of rights-of-way. The term also includes private and other public ways and the land on either side as stipulated in each specific instance.

**Structure:** A combination of material to form a construction, with or without foundation, that is safe and stable; including among others, buildings, stadiums, reviewing stands, platforms, stagings, observation towers, radio towers, water tanks and towers, trestles, piers, wharves, sheds, coal bins, shelters, and display signs; the term structure shall be construed as if followed by the words "or part thereof".

**Story:** That part of a building comprised between a finished floor and ceiling above with a minimum height of 7 feet, 6 inches. A mezzanine shall be considered a story if it exceeds

33 1/3 per cent of the area of the floor immediately below. A penthouse shall be considered a story if it exceeds 1,000 square feet or 33 1/3 per cent of the horizontal roof area.

**Town Engineer:** The duly designated engineer of the Town of New Castle or, if there is no such official, the planning consultant or official assigned by the Board of Selectmen.

**[NEW DEFINITION:]**

**Parcel:** A single unit of land in the same ownership throughout as shown or defined on a recorded deed.

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**Article \_\_\_\_\_ Zoning Amendment #3: Section 6.1.5 Cluster Development  
- Dimensional Standards**

Are you in favor of adopting Zoning Amendment No. 3, as proposed by the Planning Board, which would add the following notation to paragraph "F." of Section 6.1.5.1 ("Dimensional Standards for Residential Cluster Development"), and to Table 1 ("Density and Dimensional Regulations") regarding residential building height restrictions in the Future Development District?:

- F. No building shall be higher than ... 35ft; 2 1/2 stories *[no change]*

**[added notation:]**

NOTE: Multifamily residential structures in the Hotel and Office District, or in that part of the Future Development District that is not more than 650 feet east of the Hotel and Office District nor less than 200 feet from the Mill Pond, may contain up to 3 stories and be up to 35 feet above grade.

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**Article \_\_\_\_\_ Zoning Amendment #4: Section 4.2 Dimensional  
Regulations**

Are you in favor of adopting Zoning Amendment No. 4, as proposed by the Planning Board, which would amend Section 4.2 ("Dimensional Regulations") and Table 1 ("Density and Dimensional Regulations") with respect to lot coverage as follows?:

**4.2.2 MODIFICATIONS AND SPECIAL PROVISIONS**

- 3. **Maximum Lot Coverage:** The maximum portion of a lot that may be covered by principal and accessory buildings shall be determined according to the schedule shown below, however, at least 1050 square feet (ground floor area) of building coverage will be permitted for lots between 3500 square feet and 9000 square feet in size, and at least 2250 square feet (ground floor area) will be permitted for lots over 9000 square feet in size.

<u>Lot Size</u>	<u>Maximum % of Lot Covered</u>
-less than 3500 square feet:	30%

-3500 to 9000 square feet:	25% but not less than 1050 square feet
-more than 9000 square feet:	20% but not less than 2250 square feet

See Section 6.1.5.2 for lot coverage provisions applicable to clustered residential units.

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Article \_\_\_\_\_ Zoning Amendment #5: Section 4.3 Special Exceptions

Are you in favor of adopting Zoning Amendment No. 5, as proposed by the Planning Board, which would amend Section 4.3 - "Special Exceptions" by combining paragraphs 4.3.2 and 4.3.3 and renumbering the result as 4.3.2, as follows:

- 4.3.2 All uses permitted by Special Exception must meet the following general requirements as well as additional special exception criteria applicable to particular uses as may be elsewhere specified in this ordinance. Variances may not be granted from these requirements.

*[remainder of text in this Section is unchanged]*

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Article \_\_\_\_\_ Zoning Amendment #6: Section 6.2. Home Occupations

Are you in favor of adopting Zoning Amendment No. 6, as proposed by the Planning Board, which would amend Section 6.2.1 to include a reference to the special exception criteria of Section 4.3 as follows?:

- 6.2.1 **WHERE PERMITTED**  
*[changes in second paragraph only:]*

Within Duplex and Multifamily Dwellings and Accessory Structures: Home occupations are allowed within duplex and multifamily dwellings and in accessory buildings only by Special Exception granted by the New Castle Board of Adjustment. In granting such special exception, the Board of Adjustment must find that the conditions set forth in Section 4.3 and in the following Section 6.2.2 have been met.

*[emphasis added]*

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Article \_\_\_\_\_ Zoning Amendment #7: Section 6.3 Marinas, Docks & Piers

Are you in favor of adopting Zoning Amendment No. 7, as proposed by the Planning Board, which would amend Section 6.3.1 to clarify its present meaning by replacing the existing phrase "...and related development projects..." with "...and **any** related development projects..."?

*[emphasis added]*

**Article \_\_\_\_\_ Zoning Amendment #8: Section 7.2 Expansion & Reconstruction**

Are you in favor of adopting Zoning Amendment No. 8, as proposed by the Planning Board, which would rename the existing Section 7.2 from "Expansion & Reconstruction" to "Replacement" and delete the phrase "or expansion" from the first line of paragraph 7.2.1?

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**Article \_\_\_\_\_ Zoning Amendment #9: Section 9.2 Wetlands Conservation District**

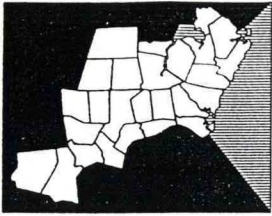
Are you in favor of adopting Zoning Amendment No. 9, as proposed by the Planning Board, which would replace the current subsection 9.2.7 "Special Exceptions for Non-Conforming Lots" with the following?:

**9.2.7 SPECIAL EXCEPTION FOR NON-CONFORMING LOTS**

Special exceptions to permit the erection of a structure in wetlands on nonconforming lots of record shall be made by authorization of the Board of Adjustment provided that the Board finds that the following criteria are met:

- a. That the lot upon which an exception is sought was an official lot of record, as recorded in the Rockingham County Registry of Deeds prior to the date on which this amendment was posted and published in the Town.
- b. That the use for which the exception is sought cannot feasibly be carried out on a portion or portions of the lot which are outside a wetland area.
- c. That due to the provisions of this Article no reasonable and economically viable use of the lot can be made without the exception.
- d. That the design and construction of the proposed use will, to the extent practical, be consistent with the purpose and intent of this Article.
- e. That the proposed use will not create a hazard to individual or public health, safety and welfare due to the loss of wetland, the contamination of ground water, or other reason.

The Board of Adjustment may themselves, or upon petition from the Building Inspector, Conservation Commission or abutters, hire a qualified consultant or consultants to prepare such studies as are necessary to determine whether the conditions set forth above have been met. The cost of such studies shall be borne by the applicant.



# Rockingham Planning Commission

121 Water Street, Exeter, N.H. 03833-2487  
603-778-0885

## MEMORANDUM

TO: Pam Cullen, Administrative Assistant  
Town of New Castle

FROM: Cliff Sinnott, Executive Director

DATE: April 4, 1995

SUBJECT: Draft Ballot for Zoning Articles, 1995 Town Meeting

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Attached is my attempt at the ballot for the Zoning Amendment articles for the 1995 Town Meeting. I have sent copies to Bob Beecher and Peter Loughlin and would suggest they review them before the text is submitted to the Town Clerk for printing.

Let me know if you would like the file on diskette, or if we can help further.

cc: Bob Beecher, Planning Board Chair  
Peter Loughlin, Town Attorney

FILE  
COPY

**DRAFT TOWN MEETING BALLOT FOR PROPOSED ZONING AMENDMENTS #1 - #9  
NEW CASTLE - 1995 TOWN MEETING**

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**Question \_\_\_\_\_ Zoning Amendment #1: Proposed Amendment Creating  
Hotel/Office District**

Are you in favor of adopting Zoning Amendment No. 1, as proposed by the Planning Board, which would create a new zoning district called the Hotel/Office District intended to facilitate the reuse of the existing Wentworth-By-The-Sea Hotel by allowing hotel, office, and related accessory uses at the site.

*[The full text of this Amendment is printed in the Town Meeting Warrant and posted at the polling place.]*

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**Question \_\_\_\_\_ Zoning Amendment #2: Section 2.3 Definitions**

Are you in favor of adopting Zoning Amendment No. 2, as proposed by the Planning Board, which would delete redundant words and phrases from certain definitions, clarify others and add a new definition for the term "Parcel"?

*[The full text of this Amendment is printed in the Town Meeting Warrant and posted at the polling place.]*

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**Question \_\_\_\_\_ Zoning Amendment #3: Section 6.1.5 Cluster Development  
- Dimensional Standards**

Are you in favor of adopting Zoning Amendment No. 3, as proposed by the Planning Board, which would add the following notation to paragraph "F." of Section 6.1.5.1, and to Table 1: "NOTE: Multifamily residential structures in the Hotel and Office District, or in that part of the Future Development District that is not more than 650 feet east of the Hotel and Office District nor less than 200 feet from the Mill Pond, may contain up to 3 stories and be up to 35 feet above grade."

---

**Question \_\_\_\_\_ Zoning Amendment #4: Section 4.2 Dimensional  
Regulations**

Are you in favor of adopting Zoning Amendment No. 4, as proposed by the Planning Board, which would amend Section 4.2.2.3 and Table 1 ("Density and Dimensional Regulations") to reduce maximum allowable lot coverage from 35% to 30% for lots over 9000 sq. ft. and from 30% to 25% for lots between 3500 sq. ft. and 9000 sq. ft. in size?

*[The full text of this Amendment is printed in the Town Meeting Warrant and posted at the polling place.]*

---

Question \_\_\_\_\_ Zoning Amendment #5: Section 4.3 Special Exceptions

Are you in favor of adopting Zoning Amendment No. 5, as proposed by the Planning Board, which would combine paragraphs 4.3.2 and 4.3.3 of Section 4.3 - "Special Exceptions" as follows: "4.3.2 -- All uses permitted by Special Exception must meet the following general requirements as well as additional special exception criteria applicable to particular uses as may be elsewhere specified in this ordinance. Variances may not be granted from these requirements."

*[remainder of text in this Section is unchanged]*

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Question \_\_\_\_\_ Zoning Amendment #6: Section 6.2. Home Occupations

Are you in favor of adopting Zoning Amendment No. 6, as proposed by the Planning Board, which would amend Section 6.2.1 to add, by referencing Section 4.3 of the Zoning Ordinance, additional criteria upon which the Board of Adjustment shall base decisions to allow home occupations in duplexes, multifamily dwellings and accessory buildings?

*[The full text of this Amendment is printed in the Town Meeting Warrant and posted at the polling place.]*

---

Question \_\_\_\_\_ Zoning Amendment #7: Section 6.3 Marinas, Docks & Piers

Are you in favor of adopting Zoning Amendment No. 7, as proposed by the Planning Board, which would amend Section 6.3.1 to clarify its present meaning by replacing the existing phrase "...and related development projects..." with "...and **any** related development projects..."?

*[emphasis added]*

---

Question \_\_\_\_\_ Zoning Amendment #8: Section 7.2 Expansion & Reconstruction

Are you in favor of adopting Zoning Amendment No. 8, as proposed by the Planning Board, which would rename the existing Section 7.2 from "Expansion & Reconstruction" to "Replacement" and delete the phrase "or expansion" from the first line of paragraph 7.2.1?

---

Question \_\_\_\_\_ Zoning Amendment #9: Section 9.2 Wetlands Conservation District

Are you in favor of adopting Zoning Amendment No. 9, as proposed by the Planning Board, which would replace the current text of subsection 9.2.7 "Special Exceptions for Non-Conforming Lots" of the Wetlands Conservation District with text which includes specific criteria on which the Board of Adjustment shall base decisions to grant special exceptions on non-conforming lots?

*[The full text of this Amendment is printed in the Town Meeting Warrant and posted at the polling place.]*

US Department of Commerce  
NOAA Coastal Services Center Library  
2234 South Hobson Avenue  
Charleston, SC 29405-2413

