**TOWN OF WILTON, NH**

**TOWN WARRANT ARTICLES**

**1. Are you in favor of the adoption of Amendment No. 1 to the Town of Wilton Zoning Ordinance, as proposed by the Planning Board, which would comprehensively address wetlands and water bodies and clarify the protection from development such areas would receive, as follows:**

ADOPT Section 3.1.21-a, a new definition, “mean high water level,” which would be determined by the line on the shore running parallel to the water body that defines the high level of the water body, as indicated by physical characteristics such as a clear, natural line impressed on the immediate bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter or debris, or other appropriate means that consider the characteristics of the surrounding areas.

ADOPT Section 3.1.34-a, a new definition, “water body,” which would include ponds, lakes, rivers, streams or similar areas up to their mean high water levels, which are not otherwise defined or protected under the State’s definition of “wetlands” (see below).

AMEND Section 3.1.34, the existing definition “wetlands,” to define wetlands by reference to State law, as required.

DELETE Section 3.1.35, Hydric Soils, Section 3.1.36, Hydrophytic Vegetation and Section 3.1.37, Wetlands Hydrology. The updated definition of wetlands eliminates the need for these three sections.

AMEND Section 4.6.7, Wetlands Conservation District Setback, to require water bodies to have the same building setback requirements as wetlands.

AMEND ten sections of the Ordinance so that requirements for lots, sanitary systems setbacks, area, density and other setbacks, apply to water bodies, as well as wetlands, as follows:

* Section 4.2.1, Sanitary system setbacks (General Provisions)
* Section 5.2.1, Area lot requirements (Residential District)
* Section 6.2.1, Area lot requirements (General Residence and Agricultural District)
* Section 6.3.1, Area lot requirements for Alternative Lots (General Residence and Agricultural District)
* Section 6.4, Density requirements for Cluster Developments (General Residence and Agricultural District)
* Section 8.2.1, Area lot requirements (Industrial District)
* Section 9.3, Area lot requirements (Office Park District)
* Section 14.3, Area lot requirements (Watershed District)
* Section 14.3.3, Setbacks (Watershed District)
* Section 17.3, Special exception setbacks (Non-Conforming Uses and Buildings)

AMEND Section 11, Wetlands Conservation District, so that district boundaries and special exceptions include both wetlands and water bodies, and apply district setbacks to water bodies as contemplated by amended Section 4.6.7.

**2. Are you in favor of the adoption of Amendment No. 2 to the Town of Wilton Zoning Ordinance, as proposed by the Planning Board, which would require wetlands and water bodies to be protected from the use of fertilizer and certain chemicals, as follows:**

ADOPT Section 4.6.8, Wetlands Conservation District Buffer, to prohibit the use of fertilizer and other chemicals within 50 feet of wetlands and water bodies.

**3. Are you in favor of the adoption of Amendment No. 3 to the Town of Wilton Zoning Ordinance, as proposed by the Planning Board, which would update the definition of Light Manufacturing in the Research and Office Park section, as follows:**

AMEND Section 9A.2.2, Light Manufacturing, to specifically exclude “Heavy Manufacturing” from the definition and to replace “comprised of” with the word “using.”

**4. Are you in favor of the adoption of Amendment No. 4 to the Town of Wilton Zoning Ordinance, as proposed by the Planning Board, which would clarify the light manufacturing activity permitted in the Commercial District and Downtown Commercial District sections, to conform with the Light Manufacturing permitted in the Research and Office Park section, as follows:**

AMEND Sections 7.1.r and 7A.3.3 to permit the assembly, packaging and/or finishing of products, as long as the activities could not (1) pose a danger of fire or explosion, (2) create significant objectionable vibration, noise, smoke, fumes odor or dust, (3) produce chemicals , radioactive or other potentially dangerous waste, or (4) adversely affect other private or public properties.

**5. Are you in favor of the adoption of Amendment No. 5 to the Town of Wilton Zoning Ordinance, as proposed by the Planning Board, which would update the definition of Heavy Manufacturing in the Research and Office Park section, as follows:**

AMEND Section 9A.2.1, Heavy Manufacturing, to identify activities that would qualify as Heavy Manufacturing, including, without limitation, any manufacture, processing, conversion or compounding (1) of raw materials, chemicals, or products composed primarily from unprocessed raw materials or chemicals, (2) using chemical processes or petroleum or petrochemicals or products derived therefrom, or (3) involving the production or storage of explosives or ammunition (except retail sales of ammunition incident to another permitted use). Heavy Manufacturing would also include manufacturing activity that might reasonably be expected to have any adverse impact on surrounding land uses or property values or beyond Town borders.

**6. Are you in favor of the adoption of Amendment No. 6 to the Town of Wilton Zoning Ordinance, as proposed by the Planning Board, which would allow Light Manufacturing in the Industrial District, but prohibit Heavy Manufacturing there, as those terms are defined in the Research and Office Park section, and otherwise clarify the requirements around permitted non-residential commercial uses, S, as follows:**

AMEND subsections 8.1.a and 8.1.d of Section 8.1, Permitted Uses, to specifically permit Light Manufacturing, as defined in Section 9A.2.2, within the district, and to clarify the requirements to be met by permitted non-residential commercial uses therein.

AMEND Section 8.5, Prohibited Uses, to prohibit Heavy Manufacturing, as defined in Section 9A.2.1, within the district.

**7. Are you in favor of the adoption of Amendment No. 7 to the Town of Wilton Zoning Ordinance, as proposed by the Planning Board, which would rename the Elderly Housing District, raise the present sixty (60) year-old threshold for the district to sixty-two (62) to align with a relevant federal threshold, and make other conforming changes in the Ordinance, as follows:**

RENAME Section 13, Elderly Housing District, as “Age-Restricted Housing District” and make corresponding language changes to the following subsections:

* Section 13.1, Purpose
* Section 13.2, District Location
* Section 13.3, General Standards
* Section 13.4, Review of Site Plans
* Section 13.5, Change of Use.

AMEND Section 13.3.d of the General Standards to change the qualifying age for this district from sixty (60) years to sixty-two (62) years, aligning with a specific federal age threshold.

AMEND subsection 25.9.a, of Section 25.9.a, Waiver of Impact Fees, to refer to Age-Restricted Housing and to conform the waiver requirement to the new sixty-two (62) year-old threshold for Age-Restricted Housing.

**8. Are you in favor of the adoption of Amendment No. 8 to the Town of Wilton Zoning Ordinance,**

**as proposed by the Planning Board, which would set out comprehensive requirements for the installation of solar collection systems in the Town of Wilton, as follows:**

ADOPT Section 15B, Solar Collection Systems, which, among other things, defines ground and roof-mounted systems; identifies permitted uses, area coverage and power generation limits within each zoning district; establishes general requirements for design, installation, site plan review, buffers, erosion control, stormwater performance, etc.; and sets out the obligations surrounding the abandonment or decommissioning of systems.

**9. Are you in favor of the adoption of Amendment No. 9 to the Town of Wilton Zoning Ordinance,**

**as proposed by the Planning Board, which would establish a three-year interval for recurring review of Town Impact Fees, as follows:**

AMEND Section 25.8, Review and Establishment of Fees, to establish a three-year interval for reviewing current Impact Fees, starting in 2020.