

Proposed Brookfield Planning Board Zoning Amendments For Town Meeting March 2024

Amendment 1. Amend Article II A 2.a

The minimum lot size permitted shall be 217,800 square feet (five acres), and which shall include a minimum buildable area of: 87,120 sq. ft. with slopes less than 8% of contiguous non-hydric soil, sufficient in size and configuration to accommodate all proposed structures, improvements, and facilities.

Ballot Question: Are you in favor of amendment #1 to the Brookfield Zoning Ordinance as recommended by the planning board as follows: Increase the minimum lot size in the Residential Agricultural Zone from two acres to five acres and require that at least two of those acres be contiguous non-hydric soils with slopes of less than 8%.

Amendment 2. Amend Article II A 2.c

All lots must have 400 feet of contiguous frontage on Class I-IV roads, Class V roads, or approved private roads in order to be a building lot; and that lots fronting on Kingswood Lake must have 250 feet of contiguous frontage on the lake in order to be a building lot. Lot access must be provided from the 400 feet of contiguous road frontage.

Ballot Question: Are you in favor of amendment #2 to the Brookfield Zoning Ordinance as recommended by the planning board as follows: Increase the road frontage required in the Residential Agricultural Zone from 250 contiguous feet to 400 contiguous feet, with access to the lot via that contiguous frontage.

Amendment 3. Add Solar Energy Systems Zoning

See Solar Energy Systems Zoning document

Ballot Question: Are you in favor of amendment #3 to the Brookfield Zoning Ordinance as recommended by the planning board as follows: adopt a new Article defining and regulating the installation of various types of solar energy systems.

Citizen Petition Warrant Article. Lots located on Class VI Roads

Ballot Question: Are you in favor of the adoption of the following Amendment to the Brookfield Zoning Ordinance: Add to the existing Section A 2c (page four) of the current Ordinance the following: "Lots located on Class VI Roads – Lots having at least 500 feet of frontage on a Class VI Road may, upon successful completion of the permit process as set forth in RSA 674:41 and Brookfield Regulations, be developed with one dwelling. The lot shall have a minimum of 217,800 square feet (five acres). Subdivision of lots whose sole access or frontage is on a Class VI Road shall not be permitted."