

Town of Bedford, NH
2020 Proposed Zoning Amendments

Amendment No. 1

Are you in favor of the adoption of Amendment No. 1 as proposed by the Planning Board for the Bedford Zoning Ordinance to amend Article VI, Section 275-43, Design requirements for new commercial ground-mounted facilities, to add a new subsection, by adding the words as follows:

F. Minimum Lot Size. In the Residential and Agricultural District and the General Residential District, the minimum lot size for commercial ground-mounted facilities shall be 5 acres.

[This amendment creates a minimum lot size of 5 acres for the placement of new commercial ground-mounted wireless telecommunication facilities in the Residential and Agricultural and General Residential Districts to minimize impacts to abutting properties.]

Amendment No. 2

Are you in favor of the adoption of Amendment No. 2 as proposed by the Planning Board for the Bedford Zoning Ordinance to amend Article VI, Wireless Telecommunication Facilities, Section 275-37, Purpose and intent, by deleting the section in its entirety and replacing it with the following:

Article 275-37. Purpose and intent

It is the intent of this article to regulate the placement of wireless telecommunication facilities within the Town of Bedford in a manner consistent with federal and state policies and law, and with appropriate municipal land use regulations that will ensure compatibility with the public interest in conserving and enhancing property values, protecting the public health, safety and welfare, and minimizing the visual and environmental impact of such facilities on the natural landscape within Bedford. These regulations are necessary in order to achieve the following purposes:

- A. To preserve the authority of the Town to regulate the siting of telecommunication facilities in order to provide effective and efficient wireless telecommunication services to the residents and businesses of the municipality;
- B. To minimize the adverse impacts of wireless telecommunication facilities including but not limited to, impacts on aesthetics, environmentally sensitive areas, the character of existing neighborhoods, historic areas, scenic viewsheds, flight corridors, public health and safety by injurious accidents to persons and property, and adverse impacts to property values;
- C. To minimize adverse impacts of wireless telecommunication facilities by requiring a thorough assessment of all siting and design options for proposed facilities including a review of proposed technology, current and future location options, innovative siting techniques, and the use of stealth techniques to screen antennas and equipment to the maximum extent possible;
- D. To permit the construction of new commercial ground-mounted facilities only where all other reasonable opportunities have been exhausted;

- E. To encourage the placement of new ground-mounted facilities in the commercial districts and along the Town's major thoroughfares;
- F. To require co-location and cooperation to the greatest extent possible between wireless telecommunication competitors in order to reduce the cumulative impact of multiple towers in Town; and
- G. To provide for the safe and prompt removal of abandoned facilities and for the upgrading of facilities that are technologically outdated.

[This amendment is intended to update and strengthen the intent and purpose statements of the Wireless Telecommunication Facilities Ordinance.]