dotloop signature verification: dtlp.us/CdUE-bVnE-dJt4

Property Address 34 Spring Street
Bristol, NH 03222

NH CIBOR

Mandatory New Hampshire Real Estate Disclosure & Notification Form

1) NOTIFICATION RADON, ARSSENIC AND LEAD PAINT: Pursuant to RSA 477: 4-a, the SELLER hereby advises the BUYER of the following:

RADON : Radon, the product of decay of radioactive materials in rock, may be found in some areas of New Hampshire. Radon gas may pass into a structure through the ground or through water from a deep well. Testing of the air by a professional certified in radon testing and testing of the water by an accredited laboratory can establish radon's presence and equipment is available to remove it from the air or water.

ARSENIC: Arsenic is a common groundwater contaminant in New Hampshire that occurs at unhealthy levels in well water in many areas of the state. Tests are available to determine whether arsenic is present at unsafe levels, and equipment is available to remove it from water. The buyer is encouraged to consult the New Hampshire department of environmental services private well testing recommendations (www.des.nh.gov) to ensure a safe water supply if the subject property is served by a private well.

LEAD PAINT: Before 1977, paint containing lead may have been used in structures. The presence of flaking lead paint can present a serious health hazard, especially to young children and pregnant women. Tests are available to determine whether lead is present.

2) DISCLOSURE FOR WATER SUPPLY AND SEWAGE DISPOSAL: Pursuant to RSA 477:4-c & d, the SELLER hereby provides the BUYER with information relating to the water and sewage systems:

WATER SUPPLY SYSTEM
Type: Public
Location: _____
Malfunctions: _____
Date of Installation: _____
Date of most recent water test: _____
Problems with system: _____

SEWERAGE DISPOSAL SYSTEM
Size of Tank: _____
Type of system: _____
Location: _____
Malfunctions: _____
Age of system: _____
Date most recently serviced: _____
Name of Contractor who services system: _____
Public sewer

© 2018 This form produced for members of New Hampshire Commercial Investment Board of REALTORS®

dotloop signature verification: dtlp.us/CdUE-bVnE-dJt4

3) INSULATION: Is the Property currently used or proposed to be used for a 1 to 4 family dwelling?
Yes ☑ No ☐

If yes, the SELLER hereby provides the BUYER with information relating to insulation:

Location(s): walls, ceilings
Type: blown-in (walls) by previous owners, fiberglass batts over ceilings

4) LEAD PAINT: Was the property construction prior to 1978 and is the Property or any part of the Property used for residential dwelling(s) or special uses that would require the Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards form under federal law?
Yes ☑ No ☐
If yes, has the Federal Lead Addendum been attached? And has the Federal pamphlet been delivered.
Yes ☐ No ☑

5) METHAMPHETAMINE PRODUCTION: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g)
Yes ☐ No ☑

If Yes, please explain: _____

6) SITE ASSESSMENT ON WATERFRONT PROPERTY:
Does the Property use a septic disposal system?
Yes ☐ No ☐
If yes, is a Site Assessment Study for "Developed Waterfront" required pursuant to RSAs 485-A:2 and 485-A:39?
Yes ☐ No ☐

If yes, has the SELLER engaged a permitted subsurface sewer or waste disposal system designer to perform a sire assessment study to determine if the site meets the current standards for septic disposal systems established by the Department of Environmental Services?
Yes ☐ No ☐

7) CONDOMINIUM: Pursuant to RSA 477:4-f, is the property a condominium?

Yes ☐ No ☑
If the property is a condominium, BUYER has the right to obtain the information in RSA 356 - B58 I from the condominium unit owners' association. Such information shall include a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of the amount of monthly and annual fees, and any special assessments made within the last 3 years.

© 2018 This form produced for members of New Hampshire Commercial Investment Board of REALTORS®

dotloop signature verification: dtlp.us/CdUE-bVnE-dJt4

8) RENEWABLE ENERGY IMPROVEMENTS
Is this property subject to a Public Utility Tariff Pursuant to RSA 374:61?
Yes ☐ No ☐ Unknown ☑

If yes than SELLER shall disclose, if known:
Remaining Term: _____
Amount of Charges: _____

Any Estimates or Documentation of the Gross or Net Energy or Fuel Savings _____

9) SELLER LICENSEE
Pursuant to RSA 331 A:26 XXII, is the Seller (or any owner, direct or indirect) of this property a real estate licensee in the state of New Hampshire:
Yes ☐ No ☑

10) ASBESTOS DISPOSAL: Does Property include an asbestos disposal site?
Yes ☐ No ☐ Unknown ☑
If yes, then disclosure is required pursuant to RSA 141-E:23.

11) PROPERTY ADDRESS:

Address: 34 Spring Street

Unit Number (if applicable): _____

Town: Bristol

Norwood H. Keeney 999, Trustee — dotloop verified 05/08/26 2:55 PM EDT XOEU-8USR-9SB1-R14P

SELLER Date

SELLER Date

The BUYER(S) hereby acknowledge receipt of a copy of this disclosure prior to the execution of the Purchase and Sale Agreement to which this is appended.

BUYER Date

BUYER Date

© 2018 This form produced for members of New Hampshire Commercial Investment Board of REALTORS®

dotloop signature verification: dtlp.us/QHIS-YJ4b-iAPI

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS FOR HOUSING SALES

REALTOR® EQUAL HOUSING OPPORTUNITY

This Disclosure Form is from the National Lead Information Center under the United States Environmental Protection Agency. This is not a New Hampshire Association of REALTORS® form.

Property Address: 34 Spring Street, Bristol, NH 03222

LEAD WARNING STATEMENT

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

_____

(ii) ☑ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

_____

(ii) ☑ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial)

(c) ☐ ☐ Purchaser has received copies of all information listed above.

(d) ☐ ☐ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home.*

(e) Purchaser has (check (i) or (ii) below):

(i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (initial)

(f) KY 05/08/26 1:39 PM EDT dotloop verified Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Norwood H. Keeney III, Trustee — dotloop verified 05/08/26 2:56 PM EDT WW9M-VZBD-HR0Q-AHRF	
Seller Date	Seller Date
Purchaser Date	Purchaser Date
Kelli York — dotloop verified 10/02/26 1:08 PM EDT UOOX-LMUO-4BBW-VMM3	
Agent Date	Agent Date

OWNER INFORMATION

MEADOW-FIELDS VIEW HORIZON TRU
NORWOOD H. KEENEY III - TRUSTEE
34 SPRING ST

BRISTOL, NH 03222

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/07/2023	4804	873	U I 36	105,000	AMERICAN LEGION - POST

PICTURE

LISTING HISTORY

11/17/22	EORE	
12/02/19	JJRE	
08/12/09	JB	NOT AT HOME;REVL;
11/16/05	MW	NOT AT HOME;CY1;
04/05/00	RS	NOT AT HOME;;OTHER

NOTES

GREY; 09 M&L: ADJ SKETCH & LISTING.; 42644; 2016: ADJSTD UFF/FFF/SLB TO UFF/RBF; 19M&L: ADJD UFF/RBF TO FFF/RBF '22= NOH; NC TO MEAS/EXT; ADJ ROOF **1/24 ADDRESS CHANGE PER OWNER**

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes

MUNICIPAL SOFTWARE BY AVITAR

BRISTOL ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2024	$ 176,600	$ 0	$ 27,900
		Parcel Total:	$ 204,500
2025	$ 72,700	$ 0	$ 73,200
		Parcel Total:	$ 145,900
2026	**$ 72,700**	**$ 0**	**$ 73,200**
		Parcel Total:	**$ 145,900**

LAND VALUATION

LAST REVALUATION: 2025

Zone: VC **Minimum Acreage:** 1.00 **Minimum Frontage:** 200 **Site:** **Driveway:** **Road:**

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
COM/IND	0.110 ac	81,333	E	100	100	100	100	90 -- MODERATE	100	73,200	0	N	73,200	TOPO
	0.110 ac									73,200			**73,200**	

PICTURE

OWNER

MEADOW-FIELDS VIEW HORIZON T
NORWOOD H. KEENEY III - TRUSTEE
34 SPRING ST

BRISTOL, NH 03222

TAXABLE DISTRICTS

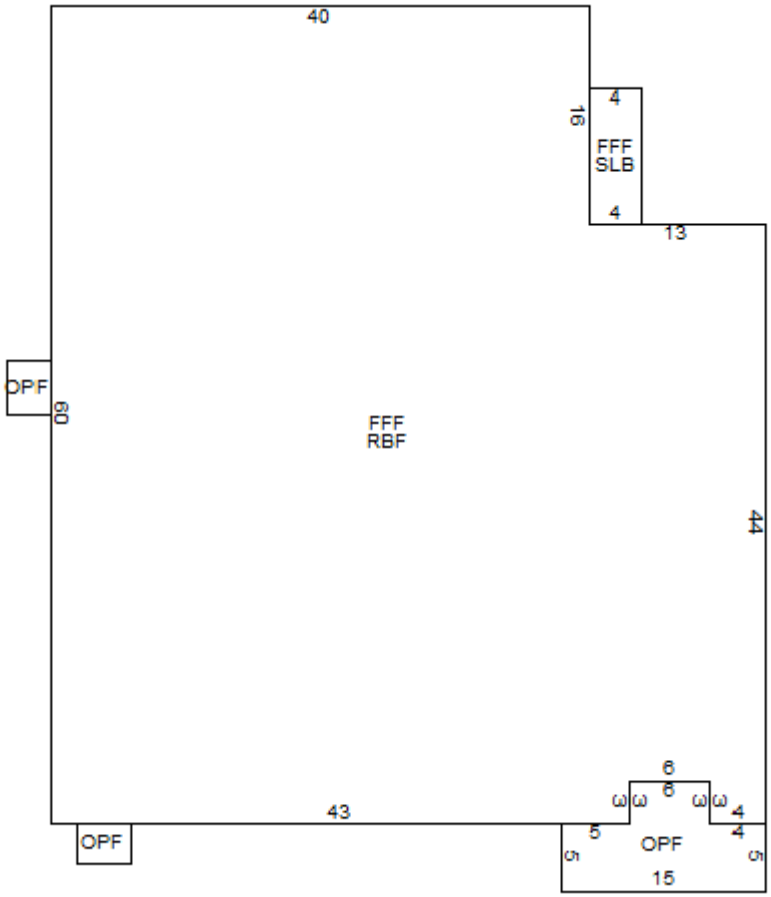
District	Percentage

PERMITS

Date	Project Type	Notes

BUILDING DETAILS

Model: **1.00 STORY LODGE**
Roof: **GABLE / HIP/STANDING SEAM**
Ext: **CLAP BOARD**
Int: **PLASTERED**
Floor: **HARDWOOD/CARPET**
Heat: **OIL/HOT WATER**
Bedrooms: Baths: **2.0** Fixtures: **8**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **B3 MINIMUM**
Com. Wall:
Size Adj: **0.9576** Base Rate: **CMG 65.00**
Bldg. Rate: **0.6904**
Sq. Foot Cost: **$ 44.88**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	2994	1.00	2994
OPF	OPEN PORCH	117	0.25	29
RBF	RAISED BSMNT	2954	0.50	1477
SLB	SLAB	40	0.05	2
GLA:	**2,994**	**6,105**		**4,502**

2025 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 202,050**
Year Built:		**1920**
Condition For Age:	FAIR	**39 %**
Physical:	NDS REPAIR	**25 %**
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**64 %**
Building Value:		**$ 72,700**

E # 23005723 06/07/2023 01:47 PM
Book 4804 Page 873 Page 1 of 2
Register of Deeds, Grafton County

LCHIP FEE	GRA189176	25.00
TRANS TAX	GR080677	1,575.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the GEORGE MINOT CAVIS POST #26 AMERICAN LEGION, f/k/a GEORGE-MINOT CAVIS POST OF THE AMERICAN LEGION, a voluntary corporation with its place of business at 34 Spring Street, Bristol, New Hampshire 03222 for consideration paid, do hereby grant to Norwood H. Keeney, III, as Trustee of the Meadow-Fields View Horizon Trust, dated April 23, 2013, and any amendments thereto, with an address of 40 Meredith Center Road, Meredith, New Hampshire 03253 with **WARRANTY COVENANTS** the following property, to wit:

> A tract or parcel of land situate in the Town of Bristol, County of Grafton, State of New Hampshire, depicted and more particularly described as Lot "U4-120" on plan entitled "Proposed Boundary Line Agreement Between American Legion, Ernest & Sheila Adams and Robert & Joan Laiweneek, Spring Street, Bristol, N.H. Surveyed MAR 1989 & AUG 94, Scale 1 inch= 20 feet, final plat approved by the Town of Bristol, N.H. Planning Board on 2/8/1995 and recorded in the Grafton County Registry of Deeds on 2/16/1995 as Plan No. 8206.

Excepting and reserving that property conveyed to Robert and Joan Laiweneek by deed dated 10/06/1994 and recorded at the Grafton County Registry of Deeds at Book 2130, Page 0585. Together with the property conveyed in deed dated 9/26/94 recorded at Book 2130, page 581.

See also Boundary Line Agreement dated 1/6/1995 and recorded in the Grafton County Registry of Deeds at Book 2130, Page 0576.

MEANING AND INTENDING to describe and convey a portion of the premises conveyed to it by Deed dated 7/27/1948 and recorded at Book 767, Page 141 of the Grafton

County Registry of Deeds, and also the premises conveyed to it by Deed dated 9/26/1994 and recorded at the Grafton County Registry of Deeds at Book 2130, Page 0581.

This is not Homestead Property.

WITNESS its hand this 7th day of June 2023.

GEORGE MINOT CAVIS POST
#26 AMERICAN LEGION, f/k/a
GEORGE-MINOT CAVIS
POST OF THE AMERICAN
LEGION,
Jeffrey H. Ford, its Treasurer and
Duly authorized

STATE OF NEW HAMPSHIRE
COUNTY OF ~~MERRIMACK~~ GRAFTON, ss

On this the 7th day of June, 2023, before me, the undersigned officer, personally appeared GEORGE MINOT CAVIS POST #26 AMERICAN LEGION, f/k/a GEORGE-MINOT CAVIS POST OF THE AMERICAN LEGION, by Jeffrey H. Ford, its Treasurer and Duly authorized, and acknowledged the foregoing to be its free act and deed.

Justice of the Peace/Notary Public
My commission expires:__

JOHN R. SPLENDORE
STATE OF
MY
COMMISSION
EXPIRES
October 21
2025
NEW HAMPSHIRE
NOTARY PUBLIC

Town of Bristol, New Hampshire

Printed on 10/02/2026

Displaying results for Invoice: 2025P01026603.
Data last updated on Sep 29 2026.
Due amounts reflect interest as of 10/2/2026.

Invoice Number: 2025P01026603

Print Now

Owner	MEADOW-FIELDS VIEW HORIZON TRUST	Due Date	7/2/2025
Owner 2	NORWOOD H. KEENEY III - TRUSTEE	Bill Amount	$2,415.15
Location	34 SPRING ST	Principal	$0.00
Type	Property Tax	Interest	$0.00
Billed Date	7/2/2025	Penalties	$0.00
Map - Lot - Sub	000114000105000000	**Total Due**	**$0.00**
Acres	0.11		

Add To Cart

The Net Assessment was $204,500 at the time of this bill.

Assessments:

Land	$27,900
Buildings	$176,600
Total	$204,500
Net Assessment	$204,500

Transaction Detail

Date	Description	Amount	Balance
7/2/2025	Payment (MEADOW-FIELDS VIEW HORIZON TRUST)	$2,415.15	$0.00

Close

Zoning Ordinance of the Town of Bristol

Adopted November 19, 1985

AMENDED:

March 10, 1987	March 10, 2009
March 1, 1989	March 08, 2011
March 13, 1990	March 13, 2012
March 14, 1991	March 12, 2013
March 10, 1992	March 11, 2014
March 09, 1993	March 10, 2015
March 08, 1994	March 08, 2016
March 13, 1996	March 19, 2018
March 11, 1997	March 12, 2019
March 10, 1998	March 10, 2020
March 13, 2001	March 09, 2021
March 12, 2002	March 08, 2022
March 11, 2003	March 17, 2023
March 09, 2004	January 4, 2024
March 08, 2005	March 14, 2024
March 14, 2006	March 12, 2025
March 13, 2007	March 11, 2026
December 20, 2007	
March 11, 2008	

Chair, Bristol NH Planning Board

Zoning Ordinance

Town of Bristol, New Hampshire

Table of Contents

ARTICLE I. PURPOSE AND AUTHORITY 5
ARTICLE II. TITLE 5
ARTICLE III. DISTRICTS AND DISTRICT REGULATIONS 5
3.1 Districts 5
3.2 District Regulations 6
3.3 Land and Space Requirements 13
ARTICLE IV. GENERAL PROVISIONS 19
4.1 Obnoxious Use 19
4.2 Keeping of Farm Animals 19
4.3 Manufactured Storage Containers 19
4.4 Building Height 19
4.5 Flood Area 20
4.6 Cluster Residential Development 20
4.7 Manufactured Housing Parks 21
4.8 Recreational Camping Parks 21
4.9 Recreational Vehicles 22
4.10 Camping on Undeveloped, Residential Lots 22
4.11 Signs 23
4.12 Non-Conforming Lots, Uses, and Structures 28
4.13 Marinas and Docking Facilities 30
4.14 Multiple Uses on a Lot 30
4.15 Junkyards 30
4.16 Fences 30
4.17 Steep Slope and Ridgeline Provisions 31
4.18 Accessory Buildings 33
4.19 Erosion and Sediment Control During Construction 33
4.20 External Lighting 33
4.21 Fire Safety Requirements 34
ARTICLE V. BOARD OF ADJUSTMENT 35
5.1 Creation, Appointment, and Jurisdiction 35
5.2 Appeals 35
5.3 Variances 35
5.4 Special Exceptions 36
ARTICLE VI. ADMINISTRATION AND ENFORCEMENT 37
6.1 Responsibility of Petitioner 37
6.2 Penalties 37
6.3 Enforcement 37
6.4 Certificate of Zoning Ordinance Compliance 37
6.5 Effective Date 38

ARTICLE VII. MISCELLANEOUS PROVISIONS 38
7.1 Separability 38
7.2 Amendments 38
7.3 Validity 38
ARTICLE VIII. DEFINITIONS 38
ARTICLE IX. WETLANDS CONSERVATION OVERLAY DISTRICT 56
9.1 Title and Authority 56
9.2 Purpose and Intent 56
9.3 Wetland Definitions 56
9.4 Wetlands Conservation Overlay District 57
9.5 Permitted Uses 58
9.6 Special Use Permit 58
9.7 Consideration for Decisions 59
9.8 Special Provisions 60
9.9 Administration and Enforcement 60
ARTICLE X. PERSONAL WIRELESS SERVICE FACILITIES (CELL TOWERS) 61
10.1 Purpose 61
10.2 Applicability 61
10.3 Definitions 61
10.4 Procedure 62
10.5 Location Provisions 63
10.6 Use Provisions 64
10.7 Dimensional Requirements 64
10.8 Performance and Design Standards 65
10.9 Monitoring and Maintenance 68
10.10 Abandonment or Discontinuation of Use 68
10.11 Insurance 69
ARTICLE XI. IMPACT FEE ORDINANCE 69
11.1 Purpose 69
11.2 Authority 69
11.3 Assessment Methodology 70
11.4 Administration 70
11.5 Appeals 71
11.6 Definitions 71
11.7 Effective Date 71
ARTICLE XII. SEXUALLY ORIENTED BUSINESS ORDINANCE 71
12.1 Authority 71
12.2 Purpose and Intent 71
12.3 Site Plan Standards 72
12.4 Signs 72
12.5 Content Screening 73
12.6 Saving Clause 73
12.7 Definitions 73
12.8 Allowed District 74

ARTICLE XIII. HISTORIC (OVERLAY) DISTRICT 75
13.1 Purpose and Intent 75
13.2 General Regulations 75
13.3 Historic District Map 76
13.4 Certificate of Approval Required 77
13.5 Definitions 77
13.6 Historic District Commission 78
13.7 Interpretation 80
13.8 Violations 80
13.9 Appeals 80
13.10 Validity 80
13.11 Effective Date 80
ARTICLE XIV. SMALL WIND ENERGY SYSTEMS 80
14.1 Purpose 80
14.2 Definitions 80
14.3 Procedure for Review 81
14.4 Standards 82
14.5 Abandonment 84
14.6 Violation 85
14.7 Penalties 85
ARTICLE XV. ACCESSORY DWELLING UNITS 85
15.1 Purpose 85
15.2 Definition 85
15.3 Requirements and Standards 85
ARTICLE XVI. Floodplain Ordinance 84
16.1 Definition of Terms 86
16.2 Permitting 89
16.3 New Construction and Improvements 90
16.4 Water and Sewer 90
16.5 Required Information. 90
16.6 State and Federal Laws 90
16.7 Watercourses 90
16.8 Special Flood Hazard Areas 91
16.9 Variances and Appeals 92
ARTICLE XVII Murals and Publicly Hung Paintings 93
17.1 Purpose 93
17.2 Definitions 93
17.3 Review Procedure 93
17.4 Standards 94
17.5 Maintenance 94
17.6 Abandonment 94
17.7 Violation 95
APPENDIX A. Zoning Map of Bristol 95
APPENDIX B. Table of Allowed Uses by District 96

ARTICLE I. PURPOSE AND AUTHORITY

The Zoning Ordinance of the Town of Bristol is intended to regulate land use within the Town. It is designed to take into account the impact of land uses and promote uses of resources, and the rural qualities of Bristol. It is designed to promote the health, safety, prosperity, convenience and general welfare of all residents. The Ordinance is also intended to minimize the impact of potentially incompatible uses with particular consideration given to the character of the area as well as an effort to conserve the value of buildings, to promote good civic design and the wise and efficient expenditures of public funds. Pursuant to the authority granted by Chapter 674, Sections 16-23, New Hampshire Revised Statutes Annotated 1955, as amended, this Ordinance is enacted by the voters of the Town of Bristol.

ARTICLE II. TITLE

This Ordinance shall be known and may be cited as the "Zoning Ordinance of the Town of Bristol, New Hampshire."

ARTICLE III. DISTRICTS AND DISTRICT REGULATIONS

3.1 Districts

The Town of Bristol shall be divided into the following districts:

A. Village Commercial District
B. Village Residential District
C. Downtown Commercial District
D. Corridor Commercial District
E. Rural District
F. Lake District
G. Industrial District
H. Pemigewasset Overlay District
I. Wetlands Conservation Overlay District
J. Historic Overlay District

These districts, as established, are shown in Appendix A, "Zoning Map of the Town of Bristol" which is hereby declared to be a part of this Ordinance. Where there is doubt as to the location of a Zoning District boundary, the Board of Adjustment shall determine the location of such boundary, consistent with the intent of this Ordinance and the Zoning Map. All land in the Town of Bristol shall be subject to the limitations set forth herein.

Unless otherwise indicated, Zoning District boundaries, as shown on the "Zoning Map of the Town of Bristol" are the middle of the channel of waterways, or a shoreline of a water body, or the Town boundary. Where boundaries are so indicated that they parallel the center line of highways or streets, such boundaries shall be considered as parallel there to and at the distance there from as shown on the Zoning Map. The distance shall be determined by use of the scale on the map. In any instance where there is doubt as to the location of a Zoning District boundary, the Board of Adjustment shall determine the location of such boundary, consistent with the intent of this Ordinance and the Zoning Map. Any uses not listed in Section 3.2 may be granted by Variance only. For lots located in more than one (1) district, uses and structures shall conform to the requirements of the district in which they are located. If the use or structure spans the boundary between districts, the provision which imposes the greater restriction or higher standard shall apply.

3.2 District Regulations

A. VILLAGE COMMERCIAL DISTRICT

This District includes commercial areas that are adjacent or close to residential neighborhoods, schools, and fire and police protection primarily along Lake Street and portions of Pleasant Street west of the Newfound River.

Permitted Uses:
Accessory Building/Use
Amusement
Automobile Repair Services & Garage
Automobile Service Station
Bank
Bed & Breakfast
Boarding House
Brew Pub (2018)
Child/Day Care Center
Church
Club
Combined Dwelling & Business
Commercial Enterprise (2020)
Convenience Store
Distillery (2018)
Dwelling – Single & Two-Family
Dwelling Unit, Efficiency
Funeral Home
Greenhouse
Hall
Home Occupation
Medical Facility
Multifamily Dwelling
Nano Brewery (2014)
Office
Parking Facility
Personal Service
Presite Built Housing Sales
Repair Shop
Restaurant
Restaurant (High-Impact)
Restaurant (Take-Out)
Retail Sales
Retail Storage
Sales Room
School
Veterinary Hospital
Warehouse & Wholesale Marketing
Warehouse, Self-Service
Winery/Meadery (2018)
Yard, Barn or Garage Sale

Allowed by Special Exception:
Light Industrial Facility
Residential Institution
Hotel/Motel/Lodging Facility
Shopping Center

B. VILLAGE RESIDENTIAL DISTRICT

This District includes residential neighborhoods that are adjacent or close to commercial areas, schools, and fire and police protection.

Permitted Uses:
Accessory Building/Use
Church
Dwelling – Single & Two-Family
Home Occupation
Presite Built Housing
Sales School
Yard, Barn or Garage Sales

Allowed by Special Exception:
Bed & Breakfast
Club
Cluster Development
Office
Residential Institution
Short Term Rental (2022)

C. DOWNTOWN COMMERCIAL DISTRICT

This District includes the traditional commercial areas that are adjacent or close to residential neighborhoods, schools, and fire and police protection and serviced by Town water and sewer (Class 1). This District is located primarily on Central Square, South Main and Pleasant Streets.

Permitted Uses:
Accessory Building/Use
Amusement
Bank
Bed & Breakfast
Boarding House
Brew Pub (2018)
Child/Day Care Center
Church
Club
Combined Dwelling & Business
Commercial Enterprise (2020)
Convenience Store
Distillery (2018)
Dwelling – Single & Two-Family
Dwelling Unit, Efficiency
Funeral Home
Hall
Home Occupation
Medical Facility
Multifamily Dwelling
Nano Brewery (2014)
Office
Parking Facility
Personal Service
Restaurant
Restaurant (High-Impact)
Restaurant (Take-Out)
Retail Sales
Retail Storage
School
Winery/Meadery
Yard, Barn or Garage Sales

Allowed by Special Exception:
Automobile Service Station
Greenhouse
Short Term Rental (2022)
Veterinary Hospital

D. CORRIDOR COMMERCIAL DISTRICT

This District includes commercial areas that are not adjacent or close to residential neighborhoods, and fire and police protection and not serviced by Town water and sewer (Class 3) and require lower overall density.

Permitted Uses:
Accessory Building/Use
Agriculture
Bank
Bed & Breakfast
Brew Pub (2018)
Combined Dwelling & Business
Commercial Enterprise (2020)
Distillery (2018)
Dwelling – Single & Two-Family
Dwelling Unit, Efficiency
Energy Facility (2020)
Forestry
Funeral Home
Greenhouse
Home Occupation
Hotel/Motel/Lodging Facility (2020)
Light Industrial Facility (2020)
Mixed-Use Development (2020)
Nano Brewery (2014)
Office
Personal Service
Presite Built Housing Sales
Research, Development, and/or Testing Facility (2020)
School
Short Term Rental (2022)
Warehouse & Wholesale Marketing
Winery/Meadery (2018)

Allowed by Special Exception:
Parking Facility
Residential Institution
Restaurant
Retail Sales
Warehouse, Self-Service

E. RURAL DISTRICT

This District includes low to medium density rural living, open space, and provides for the protection of environmentally sensitive areas such as wetlands, floodplains, poor soils, and steep slopes.

Permitted Uses:
Accessory Buildings/Use
Agriculture
Brew Pub (2018)
Child/Day Care Center
Cluster Development
Combined Dwelling and Business (2020)
Distillery (2018)
Dwelling – Single & Two-Family
Energy Facility (2020)
Forestry
Greenhouse
Home Occupation
Manufactured Housing (Mobile Home)
Nano Brewery (2014)
Short Term Rental (2022)
Winery/Meadery
Yard, Barn or Garage Sales

Allowed by Special Exception:
Bed & Breakfast
Excavation
Kennel *(Amended 2019)*
Manufactured Housing Park
Multifamily Dwelling
Recreational Camping Park; Long-Term
Recreational Camping Park; Short-Term
Recreational Facility
Restaurant *(Amended 2007, 2013)*
Veterinary Hospital

F. LAKE DISTRICT

This District includes seasonal and year-round living units, commercial structures and services on or influenced by Newfound Lake and portions of the Newfound and Fowler Rivers.

Permitted Uses:
Accessory Building/Use
Bed & Breakfast
Brew Pub (2018)
Club
Cluster Development
Distillery (2018)
Dwelling – Single & Two-Family
Home Occupation
Nano Brewery
Restaurant (Take-Out)
Short Term Rental (2022)
Winery/Meadery (2018)
Yard, Barn or Garage Sales

Allowed by Special Exception:
Amusement
Boat Storage
Church
Commercial Docking Facility
Condominium Docking Facility
Convenience Store
Hotel/Motel/Lodging Facility
Marina
Multifamily Dwelling
Recreational Camping Park; Long-Term
Recreational Camping Park; Short-Term
Recreational Facility
Restaurant *(Amended 2007)*

A. Development of lands classified as "Lake District" shall include Newfound Lake, Newfound River, and Fowler River.

B. Deeded rights for the owners of any more than one (1) dwelling unit or property to gain access to a body of water through or by means of any land within the Town of Bristol shall not be created or attached to any real estate, except in accordance with the standards set forth below, and subject to approval of the Bristol Planning Board. (*Amended 2022*)

   1. Building lot dimensions shall not have less than 200 ft. of shoreline frontage for up to 10 residential dwelling units, individual campsites, or individual lodging units with deeded rights of use or access. Each additional such unit or camp site shall require an additional 20 linear feet of shoreline frontage.

   2. A parking area of 300 square feet adjacent to the waterfront lot shall be provided for each dwelling unit, campsite, or individual lodging unit located in excess of 1,000 feet from the waterfront property to which it has deeded access. Parking shall be permitted only in the designated parking area.

   3. No buildings other than toilets, changing facilities and picnic shelters shall be constructed on a shore front common area.

   4. At least one-half (1.5) of the shore frontage shall be reserved for swimming. Swimming areas shall be separated from boating areas by appropriate markers.

   5. No more than 25% of the total shore frontage may be dedicated to docks or other structures designed to accommodate boating. All docks require a permit from the New Hampshire Wetlands Board. Applications for dock permits shall be reviewed by the Conservation Commission. In making its recommendations to the Wetlands Board and the Planning Board, the Conservation Commission shall consider the size and depth of the water area, the total frontage proposed for the common area, boat traffic already existing in the area, impact on neighboring property owners, protection of water quality, wildlife habitat and public safety. A buffer of natural vegetation shall be maintained between the beach and/or docking area and the parking area. The buffer may include facilities permitted within the shore front area.

   6. Toilet facilities, approved by the New Hampshire Water Supply and Pollution Control Division, shall be provided at the rate of one (1) toilet facility for males and one (1) for females for each 25 dwelling units or portion thereof granted rights of access. The Planning Board may adjust this requirement at its discretion where fewer than 15 units have access to the shore front common area.

   7. Expansion and/or construction of unroofed impervious cover within the 50 ft. setback area measured from the high-water mark, not to exceed five (5)% or 200 square foot of the setback area, whichever is less. *(Amended 2021)*

C. In addition to the minimum setback requirements listed in Article 3.3, F below, the minimum setback of any structure shall be 50 ft. from any shoreline except as noted in 3.2 H. Leach fields shall be at least 125 ft. from any shoreline (see RSA 483B). There is also a building height restriction as noted in Article 4.4.

D. Alteration of existing uses: Any alteration or expansion of any dwelling or other structure within the Lake District, which increases the amount of living space in the dwelling or structure and/or would result in any increase in the load on a subsurface sewage system, including conversion to full-time occupancy as defined in NH Code of Administrative Rules Env-Ws 1004.15, shall require a certificate from the Land Use Department. If the change would result in any increase in the load on a subsurface sewage system, a certificate cannot be issued until the following conditions are met:

1. The applicant has been granted approval of the existing subsurface sewage system for the altered use by the New Hampshire Department of Environmental Services (NHDES) Subsurface Systems Bureau after submission of an "Application for Individual Sewage Disposal Systems Approval" in accordance with the provisions of NH Code of Administrative Rules ENV-Ws 1004.16. If the existing system is found to be inadequate, a plan approved by the NHDES Subsurface Systems Bureau shall be prepared before a Certificate of Zoning Ordinance Compliance is issued. *(Amended 2025)*
2. The applicant must demonstrate that the site conditions and land area are adequate for installation of a replacement sewage disposal system should the existing system malfunction or fail.

G. INDUSTRIAL DISTRICT

This District shall include the establishment of industrial plants that will not be noxious, offensive, or detrimental to the environment, the Town, or the abutters.

Permitted Uses:

Accessory Building/Use
Automotive Repair Services and Garages
Brew Pub (2018)
Commercial Enterprise (2020)
Dwelling Units above the 1st floor to a maximum of four (4) units
Distillery (2018)
Energy Facility (2020)
Greenhouse
Light Industrial Facility
Manufacturing
Nano Brewery (2014)
Office (2013)
Outlet Store
Presite Built Housing Sales
Printing Shop
Research, Development, and/or Testing Facility
Restaurant
Retail Sales
Sexually Oriented Business
Storage Yard
Trucking Facility
Veterinary Hospital
Warehouse and Wholesale Marketing
Warehouse, Self-Service
Winery/Meadery (2018)

H. PEMIGEWASSET OVERLAY DISTRICT

This District provides protection for the environmentally sensitive corridor along the Pemigewasset River, and the restrictions contained herein apply, in addition to those on permitted uses in the portions of the districts over which it lies.

1. BOUNDARY

   The boundary of the district shall be a line 500 ft. from the river's ordinary high-water line (reference line) except where the 500 ft. line extends beyond the center line of Merrimack Street, Summer Street (Route 104) or River Road. In such cases, the boundary shall be the center line of the road. *(Amended 2007)*

2. PROHIBITED USES

   The following uses are prohibited:

   A. Construction of primary structures or garages within 100 ft. of the reference line.

   B. Construction on slopes which exceed 15%.

   C. Mobile home parks.

   D. Establishment or expansion of:

      1. Salt storage yards
      2. Junkyards
      3. Solid or hazardous waste facilities

   E. Bulk storage of chemicals, petroleum products or hazardous materials.

   F. Sand and gravel excavations as defined in RSA 155-E.

   G. Processing of excavated materials.

   H. Use or processing of any fertilizer, except limestone, within 25 ft. of the reference line on any property. Twenty-five ft. beyond the reference line, low phosphate, slow-release nitrogen fertilizer or limestone may be used on lawns or areas with grass.

   I. Dumping or disposal of snow and ice collected from roadways or parking areas outside the Pemigewasset Overlay District.

   J. Diversion of the river.

   K. Processing or application of sludge or biosolids.

3. COMPREHENSIVE SHORELAND PROTECTION ACT

   Those parts of the Pemigewasset Overlay District which lie within 250 ft. of the reference line are subject to all of the standards of the Shoreland Water Quality Protection Act, RSA 483B, as well as to the standards contained in this Ordinance. In the event of conflicting standards, the stricter or more restrictive standard shall apply. *(Amended 2008, 2012)*

4. MINIMUM LOT REQUIREMENTS

The following restrictions apply to lots which lie in whole or in part in the Overlay District:

A. The minimum lot size is two (2) acres. For cluster development, lot size shall be determined as specified in Section 4.6A of this Ordinance.

B. Building lots shall not have less than 200 ft. of shoreline frontage for the first dwelling unit and an additional 150 ft. of additional shoreline frontage per additional dwelling unit. *(Amended 2008)*

C. Building lot dimensions shall not have less than 100 ft. of road frontage.

D. Setback: No primary structure or automobile garage shall be located within 100 ft. of the reference line.

E. Accessory buildings such as storage sheds and gazebos, but excluding automobile garages, may be located within the 100 ft. setback, but not closer than 50 ft. from the reference line as a Special Exception provided:

1. The location and construction of the structure is consistent with the intent of this Ordinance to maintain a vegetated buffer.
2. The structure is required as a shelter for equipment or firewood, or as a non-residential shelter for humans.
3. The structure is usually customary and incidental to a legally authorized use located within the Overlay District.
4. The impervious cover between 50 ft. and 100 ft. from the reference line shall not exceed 200 square feet.
5. Within 50 ft. of the reference line, a natural buffer as specified in RSA 483-B must be maintained. *(Amended 2008)*

F. Impervious cover within the Overlay shall not exceed 10% of the parcel area contained within the Overlay.

5. EROSION AND SILTATION CONTROL

All new structures within the Overlay District shall be subject to the regulations contained in Section 4.19 regarding erosion and sediment control. *(Amended 2012)*

6. NON-CONFORMING USES

Existing uses which are non-conforming under this Ordinance may continue until the use ceases to be active or is discontinued for a period of one (1) year. An existing non-conforming use may not be changed to another non-conforming use. Existing non-conforming uses shall be required to meet the shoreland natural buffer, drainage and related water quality protection requirements of this Ordinance to the maximum extent feasible.

7. COMMONLY USED WATERFRONT PARCELS OR LOTS

Shoreland lot parcels which are intended for use for common access by the non-shoreland property owners within the development or Subdivision which owns or has control over the common land shall meet the following requirements:

A. Contain a minimum of two (2) acres.

B. Have a minimum shoreline frontage of 200 ft. for the first 10 residential units and an additional 20 ft. for each additional unit.

C. The minimum road frontage required shall be 100 ft.

D. Building setbacks shall conform with the provisions of 3.2, H.4, D, E.

E. No building other than toilet, changing facilities and picnic shelters shall be constructed. Necessary leach fields shall be located at least 125 ft. from the reference line.

F. At least one-half (1.5) of the shoreline frontage shall be reserved for swimming. Swimming areas shall be separated from boating areas by appropriate markers.

G. No more than 25% of the total shore frontage may be dedicated to docks or other structures designed to accommodate boating. A water dependent structure, meaning one which is a dock, wharf, pier, breakwater, or other similar structure, or any part thereof, shall be constructed only as approved by the NHDES Division of Water, pursuant to RSA 482-A.

H. A parking area of 300 square feet adjacent to the waterfront lot shall be provided for each dwelling unit, campsite, or individual lodging unit located in excess of 1,000 ft. from the waterfront property to which it has deeded access. Parking shall be permitted only in the designated parking area.

I. Toilet facilities shall be provided on the basis of one (1) facility each for men and women for each 25 residential units or portion thereof granted rights of access. The Planning Board may adjust this requirement at its discretion where fewer than 15 units have access to the shore front common area.

J. Impervious cover on that part of the parcel or lot contained within the Overlay shall not exceed 10% of the area of the parcel or lot contained within the Overlay.

3.3 Land and Space Requirements

In the following tables the classes shall refer to the types of utilities provided:

CLASS 1	Town Water and Town Sewer
CLASS 2	Town Water or Town Sewer
CLASS 3	Onsite water, onsite septic system, private septic system, private water distribution systems

A. VILLAGE COMMERCIAL DISTRICT CONDITIONS AND RESTRICTIONS

CLASS 1 (with Town water and sewer)

Minimum lot size (Single & Two-Family)	10,000 square feet
Minimum lot area first multifamily or non-residential unit per structure	12,000 square feet
Area per additional multifamily or non-residential unit per structure	2,500 square feet
Minimum multifamily dwelling unit size	500 square feet
Minimum frontage	75 feet
Front setback	20 feet
Side setbacks	15 feet
Rear setback	15 feet
Maximum lot coverage by impervious cover *(2021)*	75%

CLASS 2 (with Town water or sewer)

Minimum lot size (Single & Two-Family)	20,000 square feet
Minimum lot area first multifamily or Non-residential unit per structure	25,000 square feet
ea per additional multifamily or non-residential unit per structure	2,500 square feet
Minimum multifamily dwelling unit size	500 square feet
Minimum frontage	75 feet
Front setback	20 feet
Side setbacks	15 feet
Rear setback	15 feet
Maximum lot coverage by impervious cover *(2021)*	75%

CLASS 3 (with private water & septic)

Minimum lot size (Single & Two-Family)	20,000 square feet
Minimum lot area first multifamily or non-residential unit per structure	30,000 square feet
Area per additional multifamily or non-residential unit per structure	10,000 square feet
Minimum multifamily dwelling unit size	500 square feet
Minimum frontage	75 feet
Front setback	20 feet
Side setbacks	15 feet
Rear setback	15 feet
Maximum lot coverage by impervious cover (*2021*)	75%

B. VILLAGE RESIDENTIAL DISTRICT CONDITIONS AND RESTRICTIONS

CLASS 1 (with Town water & sewer)

Minimum lot size (Single & Two-Family)	10,000 square feet
Minimum lot area first non-residential unit per structure	10,000 square feet
Area per additional non-residential unit per structure	2,500 square feet
Minimum frontage	75 feet
Front setback	20 feet
Side setbacks	15 feet
Rear setback	15 feet
Maximum lot coverage by impervious cover *(2021)*	55%

CLASS 2 (with Town water or sewer)

Minimum lot size (Single & Two-Family)	25,000 square feet
Minimum lot area first non-residential unit per structure	25,000 square feet
Area per additional non-residential unit per structure	5,000 square feet
Minimum frontage	75 feet
Front setback	20 feet
Side setbacks	15 feet
Rear setback	15 feet
Maximum lot coverage by impervious cover *(2021)*	55%

CLASS 3 (with private water & septic)

Minimum lot size (Single & Two-Family)	40,000 square feet
Minimum lot area first non-residential unit per structure	40,000 square feet
Area per additional non-residential unit per structure	10,000 square feet
Minimum frontage	75 feet
Front setback	20 feet
Side setbacks	15 feet
Rear setback	15 feet
Maximum lot coverage by impervious cover *(2021)*	55%

C. DOWNTOWN COMMERCIAL DISTRICT CONDITIONS AND RESTRICTIONS

CLASS 1 (with Town water & sewer)

Minimum lot size	None
Minimum multifamily dwelling unit size	400 square feet
Minimum frontage	50 feet
Front setback	15 feet
Side setbacks	None
Rear setback	15 feet
Maximum lot coverage by impervious cover *(2021)*	*100*%

D. CORRIDOR COMMERCIAL DISTRICT CONDITIONS AND RESTRICTIONS

CLASS 1 & CLASS 2 (with Town water and/or sewer)

Minimum area per dwelling unit (Single & Two-Family or non-residential)	30,000 square feet
Minimum lot area first multifamily or non-residential unit per structure	10,000 square feet
Area per additional multifamily or non-residential unit per structure	10,000 square feet
Minimum multifamily dwelling unit size	600 square feet
Minimum frontage	100 feet
Front setback	20 feet
Side setbacks	20 feet
Rear setback	20 feet
Maximum lot coverage by impervious cover *(2021)*	60%

CLASS 3 (with private water & septic)

Minimum area per dwelling unit (Single & Two-family or non-residential)	40,000 square feet
Minimum lot area first multifamily or non-residential unit per structure	12,000 square feet
Area per additional multifamily or non-residential unit per structure	10,000 square feet
Minimum multifamily dwelling unit size	600 square feet
Minimum frontage	100 feet
Front setback	20 feet
Side setbacks	20 feet
Rear setback	20 feet
Maximum lot coverage by impervious cover *(2021)*	60%

E. RURAL DISTRICT CONDITIONS AND RESTRICTIONS

CLASS 1 and CLASS 2 (with Town water and/or sewer)

Minimum area per dwelling unit	30,000 square feet
Area per additional unit in same structure	10,000 square feet
Minimum area first non- residential unit in same structure	30,000 square feet
Area per additional non-residential unit in same structure	10,000 square feet
Minimum multifamily dwelling unit size	800 square feet
Minimum frontage	100 feet
Front setback	20 feet
Side setbacks	20 feet
Rear setback	20 feet
Maximum lot coverage by impervious cover *(2021)*	40%

CLASS 3 (with private water & septic)	
Minimum area per dwelling unit *(Amended 2024)*	80,000 square feet
Area per additional unit in same structure	12,000 square feet
Minimum area first non-residential unit per structure *(Amended 2024)*	80,000 square feet
Area per additional non-residential unit in same structure	12,000 square feet
Minimum multifamily dwelling unit size	800 square feet
Minimum frontage	100 feet
Front setback	20 feet
Side setbacks	20 feet
Rear setback	20 feet
Maximum lot coverage by impervious cover *(2021)*	40%

F. LAKE DISTRICT CONDITIONS AND RESTRICTIONS

CLASS 1 and CLASS 2 (with Town water & or sewer)	
Minimum area per dwelling unit	30,000 square feet
Area per additional unit in same structure	10,000 square feet
Minimum area first non-residential unit per structure	30,000 square feet
Area per additional non-residential unit in same structure	10,000 square feet
Minimum multifamily dwelling unit size	800 square feet
Minimum frontage	100 feet
Front setback	20 feet
Side setbacks	15 feet
Rear setback	15 feet
Maximum lot coverage by impervious cover *(2021)*	35%

CLASS 3 (with private water & septic)	
Minimum area per dwelling unit *(Amended 2024)*	80,000 square feet
Area per additional unit in same structure	12,000 square feet
Minimum area first non-residential unit in same structure *(Amended 2024)*	80,000 square feet
Area per additional non-residential unit in same structure	12,000 square feet
Minimum multifamily dwelling unit size	800 square feet
Minimum frontage	100 feet
Front setback	20 feet
Side setbacks	20 feet
Rear setback	20 feet
Maximum lot coverage by impervious cover *(2021)*	35%

G. INDUSTRIAL DISTRICT CONDITIONS AND RESTRICTIONS

CLASS 1 (with Town water & sewer)

Minimum area	20,000 square feet
Minimum frontage	125 feet
Front setback	25 feet
Side setbacks	25 feet
Rear setback	25 feet
Maximum lot coverage by impervious cover *(2021)*	75%

CLASS 2 (with Town water OR sewer)

Minimum area	30,000 square feet
Minimum frontage	150 feet
Front setback	25 feet
Side setbacks	25 feet
Rear setback	25 feet
Maximum lot coverage by impervious cover *(2021)*	75%

CLASS 3 (with private water & septic)

Minimum area	40,000 square feet
Minimum frontage	150 feet
Front setback	25 feet
Side setbacks	25 feet
Rear setback	25 feet
Maximum lot coverage by impervious cover *(2021)*	75%

H. PEMIGEWASSET OVERLAY DISTRICT CONDITIONS AND RESTRICTIONS

Minimum lot area required	2 acres
Minimum lot frontage on river	200 feet
Minimum lot frontage on road	150 feet
Minimum setback from river	100 feet
Minimum septic system setback from river	125 feet
Funnel development	
Minimum frontage on river, first 10 units *(2008)*	200 feet
Frontage per additional unit	20 feet

I. WETLANDS CONSERVATION OVERLAY DISTRICT

SEE ARTICLE IX

J. HISTORIC OVERLAY DISTRICT

SEE ARTICLE XIII

ARTICLE IV. GENERAL PROVISIONS

4.1 Obnoxious Use

Any use that may be obnoxious or injurious by reason of production, emission of odor, smoke, refuse matter, fumes, noise, vibration or similar conditions, or that is dangerous to the comfort, peace, enjoyment, health and safety of the community or leading to its disturbance or annoyance, is prohibited.

4.2 Keeping of Farm Animals

The keeping of farm animals (defined in Article VIII) shall be prohibited on lot sizes of less than one (1) acre in all Zoning Districts. The keeping of such animals is also prohibited within 100 feet of Newfound Lake and the Pemigewasset, Newfound, Fowler and Smith Rivers. Small animals, including chickens, rabbits, etc., may be kept in small numbers and for personal use and enjoyment, if such small animals are penned or otherwise restricted. All property owners or lessees must follow best management practices per RSA 674:32-a. *(Amended 2019)*

4.3 Manufactured Storage Containers *(Amended 2019, 2023)*

A. A manufactured storage container shall not be considered living quarters for any period of time.

B. A manufactured storage container must meet all front, rear, and side setbacks; provided, however, that the Land Use Department may approve a certificate for a storage container to be in place for no more than 90 days in a calendar year which does not meet the setback requirements if, and only if, the Land Use Department determines it is not reasonably practical for a container to meet the setbacks on that particular lot due to its size and/or configuration.

C. Any property owner or lessee may have no more than two manufactured storage containers on a lot not to exceed 90 days per calendar year.

D. A container may remain on a lot for more than 90 days without a Special Exception as provided in subsection E below if, and only if, the property owner or lessee has a valid Certificate of Zoning Ordinance Compliance for construction or demolition work on that property, and the container may remain only until the work under that Certificate has been completed. A certificate for the container must also be obtained from the Land Use Department. *(Amended 2025)*

E. Any storage container that is or is intended to be on a property for more than 90 days in any calendar year (other than those which fall within subsections C or D above) is considered a permanent storage container and is permitted only by Special Exception from the Zoning Board of Adjustment.

4.4 Building Height *(Amended 2011, 2025, 2026)*

No building or structure, or part thereof, shall exceed 35 feet above original grade or 28 feet above original grade in the Lake District. This provision shall not apply to television and radio antennae, cell towers, lightning rods, steeples, chimneys, utility poles, or parts of building designed exclusively for non-residential agricultural use.

A. The height should be measured from the ground up to the highest point of the roofline

adjacent to the proposed walls, using the average of the original grade along the building's foundation.

B. Regarding renovation or replacement of existing structures, height shall be measured prior to construction. For non-conforming structures in the Lake District, see Article 4.12.C.1.a to determine if a Special Exception is needed.

C. No portion of a site shall be raised to increase permissible height.

4.5 Flood Area

No building for human occupancy shall be permitted to be built within any floodway and no building for human occupancy shall have its first-floor level less than one (1) foot above any known flood elevation within a floodplain outside any floodway, as indicated on the Bristol Flood Insurance Map. (Please Note - for additional information and regulations related to the above section please see Town of Bristol Floodplain Zoning Ordinance, adopted March 13, 1990, and amended March 12, 2002, included as Article XVI).

4.6 Cluster Residential Development

The object of cluster residential development is to encourage flexibility in housing by permitting homes to be built on lots of reduced dimensions to allow for a more economic provision of street and utility network, and to encourage the preservation and recreational use of open space in harmony with the natural terrain, scenic qualities, and outstanding land features. The remaining land in the tract which is not built upon shall be reserved as a permanent protected open space.

A. Where clustering of structures is permitted, such structures shall not exceed a total of four (4) dwelling units. The minimum lot size for each structure shall be determined by the Planning Board based on the character of the land, type of housing and need for adequate onsite sewage disposal as determined by the State Water Supply and Pollution Control Commission standards.

B. Where a community sewer disposal system located on common land is permitted, legal responsibility for ownership and maintenance must be established as part of the approval process.

C. Each cluster structure shall not exceed a total of four (4) dwelling units and shall maintain the overall density as required in the appropriate Zoning District as defined in Article III. Land area not used for individual lots, construction of buildings, roads or onsite sewer or water systems shall be permanently maintained as open space or common land for the purposes of recreation, conservation, park, public easement, or agriculture.

D. The open space or common land or any portion of it shall be held, managed, and maintained by the developer until it is owned in one (1) or more of the following ways:

    1. By a Homeowner's Association, set up and made a part of the deed or agreement for each lot or dwelling unit.

    2. By a Conservation Trust, or non-profit organization, which will ensure that the common land will be held in perpetuity as open space.

    3. By the developer, as appropriate for such areas as golf courses, outdoor recreational areas, or enclosed recreational facilities.

E. All agreements, deed restrictions, organizational provisions for the management of the

common land shall be established prior to approval. Should some of the open space land not be owned in common, such as a golf course, courts, or playing fields, such ownership and maintenance responsibility shall be specifically stated.

F. The plan shall provide for the convenience and safety of vehicular and pedestrian traffic and for adequate location of driveways in relation to street traffic. Adequate parking per unit and minimum distance from lot lines shall be required.

4.7 Manufactured Housing Parks

A. All manufactured housing parks shall conform to the "Subdivision Regulations, Town of Bristol, NH adopted October 19, 1977" as amended; except that none shall be permitted within the Pemigewasset Overlay District.

B. A minimum of 5,000 square feet shall be required for each manufactured housing lot with off-site water and sewage. The size of lots with onsite water and sewage shall be determined by the New Hampshire Water Supply and Pollution Control Commission.

C. Each lot shall provide at least one (1) off-street parking space of 20 square feet.

D. All roadways within the park shall be well drained with gravel, hard surfaced, or paved traveled way, and shall be maintained in good condition by the owner of the park. All streets and roadways shall have a minimum traveled surface of 20 feet and parking shall be prohibited on both sides. One-way streets shall be a minimum of 12 feet in width. All roadways shall be lit at night.

E. Utilities including water, sewer, and electricity shall be made available by the park owner. The water and sewer facilities shall be designed by a sanitary or civil engineer in conformance with all State and local regulations.

F. A usable area of at least 1,500 square feet per manufactured housing lot shall be set aside and maintained within the manufactured housing park as a common area for joint use of all occupants of the park.

G. In addition to all common areas, a buffer strip at least 20 feet in width shall be provided and maintained along all boundary lines and public roads, and such space shall not be built upon, paved, or used for parking.

4.8 Recreational Camping Parks

A. A Recreational Camping Park shall have an area of not less than five (5) acres.

B. A strip of land at least 35 feet in width shall be maintained as a landscaped area abutting all Recreational Camping Park property lines, except that within the Pemigewasset Overlay District the area along the river front shall have a buffer strip 75 feet wide. Within this space a dense visual screen of suitable shrubs and trees six (6) feet or more in height shall be provided. Such open space shall not be built upon, paved, nor used for parking.

C. Every Recreational Camping Park; Short-Term shall have a dumping station for sewerage disposal, meeting all applicable State and local laws and regulations. At every Recreational Camping Park, either short-term or long-term, every site which is either designated or actually used for long-term use shall be provided with an approved sewage disposal system which meets all State requirements for a residential system. The water supply source must meet all State regulations. *(Amended 2007)*

D. Each park shall provide one (1) or more service buildings containing enough toilet facilities to comply with State standards and regulations.

E. Every Recreational Camping Park shall provide facilities for the dumping of trash. *(Amended 2007)*

F. Every Recreational Camping Park, long-term, shall be provided with well-drained roadways which are gravel, hard surfaced or paved and maintained in good condition. All streets and roadways shall have a minimum surface width of 20 feet. One-way streets shall be a minimum of 12 feet in width. Parking shall be prohibited on both sides of all streets. *(Amended 2008)*

G. In Recreational Camping Parks, long-term, a minimum of 5,000 square feet of contiguous land shall be provided for each campsite. In the Lake District, a minimum of 10,000 square feet of contiguous buildable land shall be provided for each campsite. Clustering of sites shall be encouraged resulting in lots of a minimum of 4,000 square feet provided the density of at least 10,000 square feet of buildable land per site be attained. *(Amended 2008)*

H. In Recreational Camping Parks, Long-Term, there shall be a minimum setback of 15 feet between recreational park trailers and the site boundary. No recreational park trailers may be located closer than 30 feet from any building within the park. When applying these setbacks and clearances, awnings, vestibules, or any attached or detached structure shall be considered an integral part of the recreational park trailer. *(Amended 2008)*

4.9 Recreational Vehicles

A. Any property owner or lessee may accommodate one (1) recreational vehicle at a time to be used as temporary living quarters. Use is limited to a period not to exceed 90 days collectively per calendar year. The vehicle must be registered, mobile, and comply with all applicable sanitary and sewerage disposal requirements and meet all front, side and rear setbacks.

B. A recreational vehicle as defined in this Ordinance shall not be considered a residence or dwelling.

C. A recreational vehicle may be parked during periods of non-use provided it remains mobile and is not connected to utilities and is not used as living quarters.

D. The property owner may apply for a Special Exception from the Zoning Board to live in a recreational vehicle for a period of up to 1 year, but they must have an approved Certificate of Zoning Ordinance Compliance to build a new home on the same lot. *(Amended 2013, 2024, 2025)*

4.10 Camping on Undeveloped, Residential Lots *(Adopted 2022)*

A. Temporary camping is allowed from Memorial Day weekend to Columbus Day weekend.

B. For extended camping (more than 10 consecutive days during the season), the property owner or lessee shall obtain a Camping Permit. The Land Use Department will issue a permit for no more than two (2) temporary camping units, only one (1) of which shall be a recreational vehicle. Failure to abide by this condition may result in the revocation of the permit.

C. Temporary camping units shall not be located within the setbacks unless, due to lot size, topography, or configuration it is impossible to avoid the setbacks. In this case, the Land Use Department may permit a temporary camping unit be in the setback.

D. For any camping, an operational waste processing system, approved by the Town Health Officer, must be available for use by all campers.

E. No commercial camping is allowed, other than in a Recreational Camping Facility.

F. A temporary camping unit as defined in this Ordinance shall not be considered a residence or dwelling.

G. No on-street parking permitted and approved driveway access required.

4.11 Signs (*Adopted 2026*)

A. PURPOSE AND INTENT

These sign regulations are meant to enhance the aesthetic environment and the Town's ability to attract sources of economic development and growth, to avoid excessive levels of visual clutter or distraction that are potentially harmful to property values, business opportunities and community appearance, to reduce hazards to the traveling public from cluttered, distracting or illegible signage, and to minimize the possible adverse effect of signs on nearby property.

B. SIGN PERMIT REQUIREMENTS

1. **General Requirement:** All commercial, non-residential, and home occupation signs exceeding four (4) square feet in area must receive a permit from the Land Use Department unless exempted by a specific provision in this Ordinance.
2. **Approval Criteria:** Sign Permit applications are approved by the Land Use Department if the proposed sign conforms to the Town's Zoning Ordinance and Regulations.
3. **Application Submission:** All sign permit applications must be completed and submitted to the Land Use Department. The application shall include the proposed location of the sign, the size of each sign, the method of illumination if applicable, and any other information requested on the application.
4. **Review and Decision:** The Land Use Department shall review the sign application and approve or deny it within 30 days of receipt of all required and/or requested information.
5. **Appeals:** The Land Use Department's decision or inaction may be appealed to the Zoning Board of Adjustment.
6. **Historic District:** Signs located in the Historic District may require additional review and approval.

C. GENERAL SIGN STANDARDS

1. **Construction Compliance:** All signs shall be designed and constructed in accordance with this Zoning Ordinance.
2. **Non-Conforming Signs:** A sign not meeting the standards of this section, but which was erected legally prior to March 2009 shall be considered a non-conforming structure under Section 4.11.C.
3. **Re-erection of Non-Conforming Signs:** Any sign qualifying as a non-conforming structure which is removed under the provisions of this section may be re-erected or replaced by an equivalent sign within one (1) year, but not afterward, in accordance with Section 4.11.C.1.
4. **Traffic Hazard Prohibition:** No sign shall be so erected, maintained, or lit such that it creates any traffic hazard.
5. **Sign Repair and Removal:** The owner of any sign which is in disrepair shall be notified by the Land Use Department that such sign, if not repaired or replaced within 30 days of notice, shall be removed by order of the Land Use Department.

D. PROHIBITED SIGNS IN ALL DISTRICTS

1. Signs with flashing lights.
2. Signs with symbols or messages that move, or which change periodically on any electronic or mechanical basis.
3. Signs with revolving or moving elements, except for a barber pole.
4. Signs that change display when viewed from different angles.

E. COMMERCIAL SIGNS

1. **Building-Affixed Signs:** Each business may erect one (1) sign on each facade of the structure abutting a public street. Signs that are affixed to the building shall have a maximum combined surface area of one (1) square foot for each foot in width of the structure on the side that the sign is attached or 32 square feet, whichever is less. The sign shall not extend above the parapet or eaves.
2. **Projecting Signs (Over Public Rights-of-Way):** Signs projecting over public rights-of-way shall be allowed in conjunction with the business they serve if all of the following conditions are met:
   a. The sign size does not exceed three (3) feet x five (5) feet, for a total of 15 square feet of surface area per side.
   b. No portion of the sign is located less than 12 feet from the surface of the right-of-way.
   c. No portion of the sign extends over the vehicular traveled area of the right-of-way.
3. **Removal Upon Business Closure:** All signs associated with a business which ceases operation must be removed within 30 days of the closure.

F. FREE-STANDING SIGNS

1. **Definition:** A free-standing sign is defined as any sign affixed to or sitting on the ground.
2. **Maximum Area:** Free-standing signs shall not exceed 32 square feet in area on either side.
3. **Maximum Height:** The overall height of any free-standing sign shall not exceed 16 feet above grade. The height of a sign shall be measured to the highest point of the sign, including any structural or ornamental projections above the sign proper, from the average ground level above which the sign is located.
4. **Setback Requirements:** Free-standing signs shall be setback a minimum of five (5) feet from any lot line or right-of-way.
5. **Number of Signs per Property:**
   a. One (1) free-standing sign may be placed on a property with commercial use.
   b. Where multiple businesses occupy one (1) building or are on one (1) lot, the property owner may erect no more than two (2) free-standing signs.
   c. Signs may not exceed 32 square feet in area on each of two (2) sides.
6. **Home Occupation Signs:** Persons conducting home occupations may erect a single additional commercial sign not exceeding one (1) square foot on or adjacent to their mailbox.

G. OFF-PREMISES SIGNS

1. **Definition:** Off-Premises Signs are defined here as any sign visible from a public right-of-way identifying or advertising a business, person, activities, goods, products, or services not located on the premises where the sign is installed and maintained.
2. **General Prohibition:** Except as listed under Off-Premises Sign Exemptions, Off-Premises Signs of any size or type are not allowed in any district.
3. **Exemptions:** Any and all off-premises signs, allowed under the following exemptions, must have written permission of the property owner. Permitting requirements, if any, are noted below:

Exception Category	**Description**	**Limits**	**Display Duration**	**Permit Requirement**
Seasonal Agricultural Sales	Connected to seasonal, agricultural retail sales, hayrides, fruit picking, etc.	Size limit: 20 sq ft	Only for dates and locations specified in permit	Permit issued by Land Use Department
Yard Sales	Connected to a yard sale	Size limit: 8" x 18"	24 hours prior to sale, removed within 2 hours of end of sale	None
Non-Profit Events	Connected to events sponsored by non-profit institutions	Size limit: 20 sq ft	14 days prior to event, removed within 24 hours of termination of event	None
Properties for Sale or Rent (Road End)	At the end of a road, advertising properties for sale or rent	Size limit: 9 sq ft	Until property is leased or sold	None
Dining, Retail, Personal Service Shops	Connected to dining, retail, personal service shops, etc.	May not obstruct a sidewalk to less than 48 inches of clear travel path	Only while the business is open	Historic District signs require review and approval by Land Use Department

H. ILLUMINATED SIGNS

1. **General Prohibition:** Internally lit signs such as neon and LED signs are generally prohibited.
2. **Conditional Use Permit Exception:** The Planning Board, as part of Site Plan Review, may grant a Conditional Use Permit for such signs if it finds:
   a) that special circumstances, including relatively high traffic speeds, would limit the visibility of an externally lit sign,
   b) that such signs would not adversely affect the neighborhood's character, and
   c) that such signs are consistent with the objectives of this section and of the Site Plan Review Regulations.
3. **"OPEN" Sign Exception:** One (1) internally lit "OPEN" sign is allowed on each facade of the structure abutting a public street in addition to any other allowed signs. Any such sign must conform with the restrictions contained in Article 4.11.G and the area of the illuminated portion of the sign shall not exceed two (2) square feet.

I. TEMPORARY SIGNS

The following temporary signs are allowed and do not require a permit provided they are on the property where the "event" is occurring, and they comply with the provisions below:

Sign Type	**Size Limit**	**Display Duration**	**Permit Requirement**	**Notes**
Flag, Banner, or Balloon	Not to exceed 12 sq ft	Not specified	No permit required	Not allowed in Historic District Limited to one flag, banner, or balloon.
Agricultural	Not specified	Not specified	No permit required	On property where activities are occurring.
Auction Signs	Not to exceed 9 sq ft (on-premises); Max two off-premises signs	Posted not more than 24 hours prior to start of sale, removed no more than 2 hours after end of sale.	No permit required	Must comply with other ordinance requirements.
Construction	Not exceeding 32 sq ft	Duration of work; removed immediately upon project completion.	No permit required	Not illuminated.
One-time Annual Events	Not to exceed 12 sq ft; Max two signs	Not displayed for more than 30 consecutive days.	No permit required	
Political Signs	Conforms to RSA 664:17 and other State laws	Conforms to RSA 664:17 and other State laws	Not specified	
Real Estate Signs	Not to exceed 9 sq ft	Until property is leased or sold.	No permit required	On-premises.
Seasonal Signs	Not to exceed 32 sq ft	Continuing series of signs (one at a time) for successive seasonal operations.	Not specified	Business open less than six months/year.
Yard Sale Signs	Not to exceed 18" x 18"	Posted not more than 24 hours prior to sale, removed no more than 2 hours after end of sale. Max two off-premises signs.	No permit required	Must comply with other ordinance requirements.

J. MEASUREMENT OF SIGNS

The area of a sign equals the area of the smallest rectangle or circle through which the entire sign can fit; excluding structural supports which do not contribute through shape, color, or otherwise to the sign's message; but include any separate surface, board, frame or shape on or within which the sign is displayed. For signs the components of which are painted or engraved on or otherwise applied directly to a building or other structure, the sign area shall include any background of a different color, material or appearance from the remainder of the wall or structure, and shall in any event enclose all letters, figures or representations related to the sign.

K. ADDITIONAL TYPES OF ALLOWED SIGNS

Sign Type	**Description**	**Size Limit**
Canopy Sign	A sign that is a part of, or attached to a canopy, awning or other fabric, plastic or structural protective cover over a door, window, or outdoor service area. One (1) canopy sign may be allowed on a lot in the zone where a permitted business is conducted.	12 sq ft
Marquee Sign	A free-standing sign including but not limited to movie or theater type marquee, with manually changeable lettering. One (1) marquee sign may be allowed on a lot in a zone where a permitted business is conducted.	32 sq ft
Onsite Directory Sign	A type of free-standing sign whose purpose is to indicate the name and direction of multiple businesses located on the same lot. An onsite directory sign shall be allowed on a lot in the zone where multiple businesses are located on the lot. An onsite directory sign for a business park comprised of separate, individually owned lots may be allowed by Special Exception through the Zoning Board of Adjustment.	40 sq ft
Sandwich Board Sign	A type of free-standing sign that must be less than two feet wide and less than three feet high. Sandwich board signs shall be made of wood or weighed down such that they are not affected by less than storm force winds. Sandwich board signs may only be displayed during hours of operation of the business or event. Sandwich board signs must follow other regulations outlined in this ordinance.	2 ft x 3 ft
Mobile Sign	A sign not permanently attached to a building, the ground, or a vehicle. Mobile signs are signs designed to be transportable and include, but are not limited to, the following: Signs designed to be transported by means of wheels, balloons used as signs, signs attached to or painted on vehicles parked and visible from the public right-of-way, unless said vehicle is used in the normal day-to-day operations of the business. One (1) mobile sign shall be allowed in any zone twice a year for periods not to exceed 30 days.	32 sq ft

L. SIGN EXEMPTIONS

The following signs shall be exempt from the provisions of this section of the Zoning Ordinance:

1. All signs erected or posted by any agency or office of the Federal, State, or Local government for the specific use of said agency or office.
2. All "Private Property" signs and those forbidding trespass, hunting or other activities on the property.
3. All signs on private property intended to regulate or guide activities on the property, even though such signs may be visible from other property or properties, are allowed.

4.12 Non-Conforming Lots, Uses, and Structures

This Ordinance is intended to regulate land uses so areas will contain compatible uses on adequate lots with proper structures. The Ordinance shall be administered so that deleterious effects on Non-Conforming Lots, buildings, and uses shall be reduced and eventually eliminated.

A. NON-CONFORMING LOTS

A lot that is not contiguous to another lot owned by the same party, that has less than the prescribed minimum area or frontage may be built upon provided that all other regulations of this Ordinance are met and that lot, before the adoption of the requirements which have made it non-conforming:

1. Was lawfully laid out by plan/deed duly recorded in the Grafton County Registry of Deeds or,
2. Was shown as a Subdivision plan approved before 1984 under the Subdivision Regulation of the Town of Bristol, or
3. Was otherwise exempt from such regulations by the provisions of the statute, and provided that such lot conforms to the area and frontage requirement of the Zoning Ordinance applicable at the time of said recording or approval.
    a. NON-CONFORMING LOT CONTIGUOUS: Non-conforming contiguous lots under the same ownership shall only be developed with such adjacent lot.

B. NON-CONFORMING USES

If a lawful use exists at the effective date of adoption or amendment of this Ordinance that would not be allowed in the zone under the terms of this Ordinance, said use may be continued, so long as it remains otherwise lawful and subject to the other provisions of this section.

1. Discontinued Uses: If a non-conforming use is superseded by a conforming use, it shall thereafter conform to the regulations of the zone.
2. Expansion: A non-conforming use may be expanded within the limits of the structure owned by the owner or owners when the use started, if the unity of the use is retained and other requirements of the zone are complied with.
3. Abandonment: A non-conforming use shall be considered to be abandoned if the use has been discontinued for a period of one (1) year. No abandoned non-conforming use may be resumed. *(Adopted 2016)*

C. NON-CONFORMING STRUCTURES

If a structure exists before this Ordinance is effective, which does not comply with the regulations contained herein, it may remain subject to the other provisions of this Ordinance.

1. Normal repairs, renovations, and maintenance may be made to any non-conforming structure. If the structure is destroyed by accidental means or is removed, it may be rebuilt or replaced within one (1) year from the date of said occurrence providing there is no increase in the area of encroachment upon the setbacks or any new or increased nonconformity with lot coverage requirements.
    a. LAKE DISTRICT RESTRICTIONS: In order to avoid overcrowding, reduce the expansion of impervious surfaces, prevent water pollution and preserve the unique ecological and cultural character of the Newfound Lake shore area, the following additional restrictions shall apply to construction of additions to any non-

conforming structure in the Lake District:

Expansion of the existing footprint or construction of accessory structures shall be allowed so long as the total area of all structures on the lot does not exceed the maximum area of impervious cover and there is no increase in any existing encroachment into the setbacks. Increases in height at any point on the structure of up to one (1) foot are allowed. Added dormers and/or shed roofs are allowed so long as the height of the original ridgeline is not increased by more than one (1) foot. Any increases over one (1) foot in the ridgeline height (including construction over expansions in the footprint) are allowed by Special Exception only. Any increase in height must not exceed the building height restriction as noted in Article 4.4. *(Amended 2008, 2011, 2016, 2018, 2019)*

2. Manufactured Housing (Mobile Home): Existing non-conforming mobile homes may be removed and replaced within six (6) months of removal. The replacement home may be larger if there is no increase in the area of encroachment upon the setbacks. The replacement home must contain the manufacturer's certification of compliance with HUD's construction and safety standards, published in the Code of Federal Regulations at 24 CFR 3280, and commonly referred to as "the HUD Code."
3. Additions to non-conforming buildings shall be permitted so long as no portion of the addition violates any of the standards in this Ordinance, and so long as the property as a whole is not made more non-conforming by the addition.
   a. LAKE DISTRICT RESTRICTIONS: In order to avoid overcrowding, reduce the expansion of impervious surfaces, prevent water pollution and preserve the unique ecological and cultural character of the Newfound Lake shore area, the following additional restrictions shall apply to construction of additions to any non-conforming structure in the Lake District:

      Expansion of the existing footprint or construction of accessory structures shall be allowed so long as the total area of all structures on the lot does not exceed the maximum allowable lot coverage by impervious cover and there is no increase in any existing encroachment into the setbacks. Increases in height at any point on the structure of up to one (1) foot are allowed. Added dormers and/or shed roofs are allowed so long as the height of the original ridgeline is not increased by more than one (1) foot. Any increases over one (1) foot in the ridgeline height (including construction over expansions in the footprint) are allowed by Special Exception only. Any increase in height must not exceed the building height restriction as noted in Article 4.4. *(Amended 2008, 2010, 2011, 2018)*
4. General Safety: Nothing in this Ordinance shall prevent the strengthening or restoring to safe condition any building or part thereof upon order by any public official charged with protecting the public safety.
5. An existing structure, which is partially or entirely erected upon the setback area may be enclosed for the purpose of "enclosed occupied space," only by Variance granted by the Zoning Board of Adjustment.

D. NON-CONFORMING CONDOMINIUM CONVERSION

In accordance with RSA 356-B:5 any proposed condominium conversion and the use thereof which do not conform to the Zoning, Land Use and Site Plan Review Regulations of the Town of Bristol shall secure a Special Use Permit, a Special Exception, or Variance, as the case may be, prior to becoming a condominium conversion. *(Amended 2008)*

4.13 Marinas and Docking Facilities

A proposal for a marina, condominium docking facility, or commercial docks, provided it is permitted in the underlying use District, shall be subject to Site Plan Review by the Planning Board and shall be subject to the following minimum standards. All construction in or on ponds over 10 acres and other waters of the State require a permit from the New Hampshire Wetlands Board and the NHDES Water Supply and Pollution Control Division.

A. A marina, condominium docking facility, community docking facility, or commercial docking facility accommodating more than eight (8) boats shall contain a minimum lot area of one (1) acre plus 3,000 square feet per boat slip, dry storage space, or mooring, to be used during the boating season.

B. The plan shall include appropriate recreation or play areas.

C. If winter boat storage is proposed, the plan shall include a design for winter boat storage facilities.

D. Parking shall be provided at the rate of one and a half (1.5) spaces for each boat slip (wet or dry) plus trailer storage spaces if needed.

E. One (1) toilet facility and one (1) shower and sink each for males and females shall be provided for each 25 boat slips or dry storage space or fraction thereof, except for spaces exclusively for winter storage.

F. A pumping facility for the removal of holding tank waste shall be provided. The facility shall meet all the standards established by the NHDES Water Supply and Pollution Control Division and any other applicable State regulations.

G. The Planning Board may, at its discretion, provide less restrictive regulations for common docking facilities for eight (8) or fewer boats.

4.14 Multiple Uses on a Lot

There may be one (1) primary dwelling unit on a lot and one accessory dwelling unit, which may be either attached or detached, together with its related accessory buildings and structures unless a current, approved Subdivision for that lot specifically allows more. This section does not apply to the Corridor Commercial, Downtown Commercial or Village Commercial Districts. It also does not apply to lots that are entirely non-residential. *(Amended 2026)*

4.15 Junkyards

Junkyards are not permitted in any Zoning District. However, registered automotive repair services may store a maximum of six (6) unregistered motor vehicles not located in a permanent structure at their principal place of business. Registered motor vehicle dealers may store an unlimited number of unregistered vehicles at their principal place of business. *(Amended 2008)*

4.16 Fences

A. At the intersection of two (2) public roads, no fence exceeding three (3) feet in height may be erected within triangles having two (2) sides along the edge of the traveled surface which extend back 20 feet from their intersection.

B. Fences erected along a public way shall be constructed with the finished smooth side facing the public way. *(Adopted 2009)*

4.17 Steep Slope and Ridgeline Provisions

(Adopted 2010; Amended 2012, 2024)

A. PURPOSE

The purpose of this Article is to reduce damage to streams and lakes from the consequences of excessive and improper construction, erosion, stormwater runoff, or effluent from improperly sited sewage disposal systems, and to preserve the natural topography, drainage patterns, vegetative cover, scenic views, wildlife habitats, and to protect unique natural areas.

B. APPLICABILITY

This Article shall apply to all construction activity where the area of disturbance has a slope greater than 15% and where the proposed site disturbance (removal of the vegetative cover or addition of fill) is greater than 10,000 square feet.

C. CONDITIONAL USE PERMIT

Construction activity in any applicable area as defined in Section B is allowed only if a Conditional Use Permit is granted by the Planning Board.

D. APPLICATION REQUIREMENTS

In addition to fulfilling any other requirements for construction approval, the applicant for a project subject to the provisions of this Article must submit the following:

1. An engineering plan prepared by a professional engineer that shows specific methods that will be used to control soil erosion and sedimentation, soil loss, and excessive stormwater runoff, both during and after construction including clear cuts made for view development. This plan must show the area subject to site disturbance in two (2) foot contours.
2. A hydrology, drainage, and flooding analysis that shows specific methods that will be used to control soil erosion and sedimentation, soil loss, and excessive stormwater runoff, both during and after construction.
3. A grading plan for the construction site and all access routes.

E. PERFORMANCE STANDARDS *(Amended 2024)*

1. The building envelope permitted for projects subject to the provisions of this section is a rectangle with an up-slope boundary 40 feet or less from the building, side boundaries, 40 feet or less from each side of the building, and a down-slope boundary 25 feet or less from the building. In the case of non-residential development requiring a parking lot, the area occupied by any such parking lot shall be added to the footprint of the building for the purpose of determining the building envelope. Accessory buildings shall be built within the building envelope. Building envelopes shall be at least 30 feet from property lines. *(Amended 2012)*
2. In order to develop a view, trees may be trimmed beyond the building envelope for a width of tree topping not to exceed 25 feet measured at the building envelope boundary and extending outward therefrom at an angle of 45 degrees or less on both sides, to a point down-slope where the tops of the trees are at the same elevation as the ground floor of the building. The 25 feet opening may be at any point along the down-slope boundary. No clear cutting is allowed outside the building envelope except as provided in this section and for the construction of a driveway.

3. Existing natural and topographic features, including the vegetative cover, will be preserved to the greatest extent possible. The Board shall not approve a proposed layout of building(s) and/or parking lot if it finds that there exists a feasible alternative layout which causes appreciably less disturbance to natural topography and vegetation, yet still fulfills the applicant's permissible development objectives. In the event that extensive amounts of vegetation are removed, the site shall be replanted with indigenous vegetation and shall replicate the original vegetation as much as possible. *(Amended 2012)*
4. The grading cut and fill should not exceed a 2:1 ratio.
5. No section of any driveway may exceed a 10% slope for residential site plans or 8% slope for nonresidential site plans.
6. No structure shall be built on an extremely steep slope (greater than 25% prior to site disturbance).
7. No well or septic system shall be built on an extremely steep slope (greater than 25% prior to site disturbance).
8. No outside storage shall be placed on an extremely steep slope (greater than 25% prior to site disturbance).
9. No utility right of way and no utility infrastructure shall be built on an extremely steep slope (greater than 25% prior to site disturbance).
10. No portion of any structure may extend above the elevation of the ridgeline.
11. Natural/neutral colors will be used on all structures, including fencing, and retaining walls.
12. Use of reflective glass will be minimized.
13. Only low level, indirect lighting shall be used. Spotlights and floodlights are prohibited.
14. Structures shall use natural landforms and existing vegetation to screen them from view from public roads and waterways to the extent practicable.
15. Cuts and fills are minimized, and where practical, driveways are screened from public view.

F. ADMINISTRATION OF CONDITIONAL USE PERMITS

In addition to meeting the conditions set forth in this section, Conditional Use Permits shall be granted in accordance with the following pertinent procedures:

1. A Conditional Use Permit shall be granted by the Planning Board upon a finding that the proposed use is consistent with the intent of the Ordinance and following receipt of a review and recommendation of the Conservation Commission and any other professional expertise deemed necessary by the Board.
2. The applicant must demonstrate that no practicable alternatives exist to the proposal under consideration, and that all measures have been taken to minimize the impact of construction activities.
3. The applicant must demonstrate that there will be no adverse effects on abutting properties, including changes to areas of likely erosion and/or changes to water flows

and retentions resulting from approval of the site plan. *(Amended 2024)*

G. COSTS

All costs pertaining to the consideration of an application, including consultants' fees, onsite inspections, environmental impact studies, notification of interested persons, and other costs shall be borne by the applicant and paid prior to the Planning Board's final action.

4.18 Accessory Buildings

(Adopted 2011; Amended 2021)

Accessory buildings are permitted provided setback and impervious cover requirements are met. Accessory buildings are limited to a building height of 20 feet, except for those types of structures specifically exempted from building height restrictions in Section 4.4.

4.19 Erosion and Sediment Control During Construction

(Adopted 2012)

A. All new structures shall be designed and constructed in accordance with rules adopted by the N H DES pursuant to RSA 541-A, relative to terrain alteration under RSA 485-A:17, for controlling erosion and introduction of sediment to public waters, during and after construction and shall, at a minimum reflect the recommendations of the most recent edition of the New Hampshire Stormwater Manual, Volume 3, (Erosion and Sediment Controls During Construction) published by the NHDES, and meet all applicable United States Environmental Protection Agency Regulations.

B. New structures shall be designed and constructed to prevent the release of surface runoff across exposed mineral soils.

C. NHDES Permit shall be required where applicable.

4.20 External Lighting

(Adopted 2012; Amended 2016)

A. PURPOSE AND INTENT

The purpose of this section is to preserve the rural atmosphere and dark skies of Bristol. One (1) key difference between rural Towns and Cities is the darkness of the night sky and the amount of glare and sky glow resulting from outdoor lighting. Natural dark skies are the nighttime aspect of rural character. Increasing light pollution and glare from inappropriate lighting degrades such rural character. Effective outdoor lighting can help preserve the dark night sky while maximizing safety and security by minimizing glare and light trespass. This regulation is intended to enhance public safety and welfare by providing for adequate and appropriate outdoor lighting, providing for lighting that will complement the character of the Town, reduce glare, minimize light trespass, reduce the cost and waste of unnecessary energy consumption, and prevent the degradation of the night sky.

B. DEFINITIONS

Full-Cutoff Luminaries: A light fixture such that all of its light output is aimed below horizontal to the ground. Full cut-off fixtures cut off all upward transmission of light.

Glare: Any light, direct or indirect, which either results in discomfort to the observer or

which reduces a normal viewer's ability to see, at any location beyond the property boundary.

Light Trespass: The shining of light emitted by a luminaire directly toward a location beyond the boundaries of the property on which it is located.

Light Pollution: Night-sky brightness (skyglow) caused by the scattering of light in the atmosphere. Sources include light projected above the horizontal plane or light reflected from illuminated sources such as roadways.

Temporary Lighting: The illumination of an outside area or object by any man-made device located outdoors that produces light by any means for a period of less than 30 days, with at least 180 days passing before being used again.

C. APPLICABILITY

The lighting requirements of this section shall apply to all new developments requiring Site Plan approval from the Planning Board. Though they are not subject to permitting through this Ordinance, residential homeowners are encouraged to use full cutoff lighting fixtures and prevent light trespass onto neighboring properties. Residential lighting guidelines can be obtained at Town Offices during normal business hours.

D. LIGHTING STANDARDS

1. In order to minimize glare and light pollution, all exterior lighting fixtures shall be full-cutoff luminaries.
2. Further, all fixtures shall be positioned and installed in such fashion as to prevent light trespass, and to minimize glare upon abutting properties and streets.
3. Whenever practicable, external lighting shall include timers, dimmers, and/or motion sensors to reduce overall energy consumption and eliminate unneeded lighting, particularly after 11:00 p.m.
4. Lighting fixtures used to illuminate any outdoor sign shall be directed downward to the target area unless the illumination can be confined wholly to the area of the sign. *(Amended 2016)*

E. EXEMPTIONS

1. Temporary lighting is exempt except where it creates a hazard or nuisance from glare. Such light shall not create light trespass. Wherever possible, lighting should be full cut-off.
2. Lighting of an American flag is exempt from full-cutoff luminaries. Such lighting shall not create light trespass or glare.

4.21 Fire Safety Requirements

A. New buildings or buildings undergoing a change of use shall meet all requirements of the State Building Code, State Fire Code, the 101 Life Safety Code, and the applicable portions of all codes adopted by reference as part of these codes. *(Amended 2009, 2014)*

B. Any new structure used for a commercial purpose, over 2,000 square feet in size, requires a sprinkler system approved by the Town of Bristol Fire Department. *(Adopted 2013)*

C. Any new structure used for a commercial purpose requires a fire alarm system approved by the Town of Bristol Fire Department. *(Adopted 2013)*

ARTICLE V. BOARD OF ADJUSTMENT

5.1 Creation, Appointment, and Jurisdiction

Within 30 days after the adoption of this Ordinance, and thereafter as terms or vacancies occur, the Select Board shall appoint a Board of Adjustment consisting of five (5) members whose duties, terms and powers shall conform to the provisions of Chapter 674, Sections 16-23, New Hampshire Revised Statutes Annotated 1955. The Board of Adjustment may also include not more than five (5) alternate members appointed by the Select Board. *(Amended 2023)*

5.2 Appeals

A. Appeals to the Board of Adjustment may be taken by the applicant, or an abutter as defined by RSA 672:3, or by any officer, department, Board, commission or bureau of the Town of Bristol affected by any decision of the Land Use Office in the manner prescribed by RSA 674:34 and 675:5-7 within 30 days of written decision being rendered. *(Amended 2013)* (*Amended 2025 per HB1359*)

B. Prior to a hearing, the costs of advertising, posting, and mailing the notices of the hearing shall be paid by the person making the appeal.

5.3 Variances

A. Variances for uses not listed in Article III, Section 3.2 may be granted only after a public hearing held in accordance with RSA 676:7. All abutters of the property in question shall be notified by certified mail not less than 15 days before the date of any public hearing regarding the requested Variance. The costs of abutters' notices and of advertising and posting and hearing shall be paid by the applicants for the Variance. A Variance will require an application and a plan submitted to the Board of Adjustment. The plan for a proposed development which necessitates a Variance shall contain, where applicable, the following:

   1. The lot dimensions of existing or required service areas, buffer zones, landscaped areas, recreational areas, signs, rights-of-way, streams, drainages, and easements;
   2. All existing and proposed buildings, additions, or other structures with their dimensions;
   3. All setback dimensions (front, sides, rear) and building heights;
   4. Computed lot and building areas with percentages of lot occupancy;
   5. The location and number of parking spaces and traffic lanes;
   6. Any required loading, unloading, and trash storage areas.

B. The Board of Adjustment may, on an appeal, grant a Variance from the provisions of this Ordinance only if the applicant persuades the Board that the request meets the standards for a Variance as set forth in RSA 674:33, and as detailed in the most recent Variance decisions of the New Hampshire Supreme Court. *(Amended 2007)*

   Rehearing: The Select Board, any party subject to an order or a decision of the Board of Adjustment, or an abutter as defined by RSA 672:3 directly affected by such an order or

decision, may apply for a rehearing. The application for a rehearing shall be treated according to RSA 677. (*Amended 2025 per HB1359*)

5.4 Special Exceptions

A. The Board of Adjustment may, in appropriate cases, and subject to safeguards as determined by the Board, grant a permit for a Special Exception. The Board, in acting on an application, shall take into consideration the following conditions:

1. The proposed use(s) shall be only those allowed in this Ordinance by Special Exception.
2. The specific site is an appropriate location and of adequate size for the use.
3. The use, as developed, will not adversely affect the character of the area in which the proposed use will be located.
4. There will be no nuisance or serious hazard to vehicles or pedestrians.
5. The use will not place excessive or undue burden on Town services and facilities.
6. There would be no significant effect resulting from such use upon the public health, safety, and general welfare of the neighborhood in which the use would be located.

B. If the Board of Adjustment approves an application for a Special Exception, it shall impose such additional conditions as it finds reasonably appropriate to safeguard the neighborhood or otherwise serve the purposes of this Ordinance, including, but not being limited to, the following:

1. Increasing the required lot size or setback in order to protect the adjacent properties;
2. Limiting the lot coverage or height of buildings;
3. Modifying the design of any building involved in the proposed use;
4. Controlling the location and number of vehicular access points to the property;
5. Requiring suitable onsite landscaping and screening where necessary to reduce noise and glare and to maintain the property in character with the surrounding area;
6. Providing for specific layout of facilities on the property such as the location of buildings, parking spaces, and access to the building so as to minimize the effect on adjoining property;
7. Placing limitations upon the size, location and/or lighting of signs more restrictive than those otherwise imposed by this Ordinance, including the prohibition of signs where, in the opinion of the Board, their display would be contrary to the purposes of the Ordinance;
8. Requiring that any future enlargement or alteration of use be accomplished only with the approval of the Board of Adjustment;
9. Requiring the lot to be of sufficient size to support an adequate subsurface sewage disposal system in the case of conversions of existing structures to more intensive use.

ARTICLE VI. ADMINISTRATION AND ENFORCEMENT

6.1 Responsibility of Petitioner

The petitioner shall familiarize himself with State and Town Regulations and Ordinances relative to his petition in order to be aware of the standards with which his petition must comply.

6.2 Penalties

Any violation of any provisions of this Ordinance by any person, firm, corporation, or other legal entity, whether the owner of property or whether acting under authority of such owner, shall be a violation pursuant to the Criminal Code of New Hampshire per RSA 676:17.

6.3 Enforcement

Upon receiving any credible information that this Ordinance is being violated, the Land Use Department is authorized hereby to enforce the provisions of this Ordinance by application for appropriate relief in the Superior Court, or by seeking any other enforcement remedy authorized by law. *(Amended 2013)*

6.4 Certificates of Zoning Ordinance Compliance

No person shall, within the Town of Bristol, commence the construction, reconstruction, demolition, alteration, enlargement, placement, conversion, any other remodeling, and/or relocation to or in the Town of Bristol of any structure without a Certificate of Zoning Ordinance Compliance. *(Amended 2025)*

The following projects require a Certificate of Zoning Ordinance Compliance: *(Amended 2026)*

a) constructing or installing a new structure
b) changing any area in an existing structure into living space or non-living space
c) installing patios that are slab, wood or raised, and any type of deck
d) adding dwelling units to an existing structure
e) adding or removing bedrooms, bathrooms or kitchens to an existing structure
f) demolishing a structure
g) installing or changing fences over six (6) feet tall
h) installing or removing solar panels
i) remodeling with a cost of $15,000 or more for materials only during a single calendar year not included in (a)-(h) above
j) any renovations or ordinary repairs to structures built prior to 1978

Ordinary repairs to structures that were constructed after 1978 may be made without a Certificate of Zoning Ordinance Compliance. Such repairs are limited to painting, siding, re-roofing (with like materials), window replacement, the construction of entry steps, landscaping, residential paving, and repair of accidental damage that does not involve structural modification. *(Amended 2012, 2013, 2025, 2026)* Refer to the adopted 2021 Driveway regulations for changes in residential paving.

The Land Use Department shall issue all Certificates of Zoning Ordinance Compliance required in accordance with Town of Bristol Regulations. No certificate shall be issued for the erection of any structure or for the use of land unless the proposal complies with the provisions of the Zoning Ordinance. *(Amended 2013, 2025)*

6.5 Effective Date

This Ordinance shall take effect immediately upon its adoption. (*Adopted 1985*)

ARTICLE VII. MISCELLANEOUS PROVISIONS

7.1 Separability

If any section, subsection, paragraph, sentence, clause, provision, word or phrase of this Ordinance is held to be invalid or unconstitutional by any court of any competent authority, such holding shall not affect, impair or invalidate any other section, subsection, paragraph, sentence, clause, provision, word or phrase of this Ordinance.

7.2 Amendments

Ordinance may be amended by a majority vote of any Bristol Town Meeting in accordance with the provision of RSA 675 as amended. The Planning Board has the authority to assign and modify section numbers to the Zoning Ordinance provided that no substantive changes to the Ordinance shall occur as a result of the changes. (*Amended 2022*)

7.3 Validity

Whenever the provisions of this Ordinance or the rulings made under the authority hereof differ from those of other Ordinances or regulations of the Town, that provision or ruling which imposes the greater restriction or higher standard shall govern.

ARTICLE VIII. DEFINITIONS

ABANDONMENT

The visible or otherwise apparent intention of an owner to discontinue the use of a building, other structure or premises, or the removal of the characteristic equipment or furnishings used in the performance of the use without its replacement by similar equipment or furnishings. *(Adopted 2016)*

ABUTTER

Any person whose property adjoins directly or diagonally or is directly or diagonally across the street or stream or is 50 feet from the land under consideration. 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. In the cases of an abutting property being a condominium or other collective form of ownership or being under a manufactured housing park of ownership, the term "abutter" is as specified for these cases in RSA 672:3. *(Amended 2007) (Amended 2025 per HB1359)*

ACCESSORY BUILDING

A subordinate building incidental to and on the same lot occupied by main building or use. The term "accessory building," when used in connection with a farm, shall include all buildings customarily used for farm purposes. Example: garages, woodsheds, tool sheds. *(Amended 2011)*

ACCESSORY USE

An accessory use is customarily accessory and incidental to principal use. The accessory use shall be permitted on the same premises with the principal use. A use which is minor in character, but which is clearly separate or different from the premises' "principal use," is not an accessory use.

AGRICULTURE

The commercial production, keeping or maintenance, or sale or lease of plants and animals useful to man, including but not limited to: Hydroponics; forage and sod crops; grains and seed crops; dairy animals and dairy products, poultry and poultry products; livestock, including beef.

cattle, sheep, swine, horses, ponies, mules or goats, or any mutations or hybrids thereof, including the breeding and grazing of any or all of such animals; bees and apiary products; fur animals; fish; trees and forest products; fruits of all kinds including grapes, nuts and berries; vegetables; nursery, floral, ornamental and green house products; or lands devoted to a soil conservation or forest management program. Non-commercial agriculture is allowed in all districts. *(Amended 2019, 2020)*

AMUSEMENT

Establishments engaged in providing entertainment for a fee or admission charge and including such activities such as bowling alley, dance hall, gymnasium, tennis center, or other indoor commercial amusement or assembly use. Golf driving range, miniature golf course, water slide, or other outdoor commercial establishments.

APARTMENT UNIT

One (1) or more with private bath and kitchen facilities comprising an independent self-contained dwelling unit in a building containing more than two (2) dwelling units.

APPEAL

A resort or application to a higher authority, as for sanction, corroboration, or a decision.

APPLICANT

Means the owner of record, or his/her agent, duly authorized in writing at the time of application.

AUTOMOBILE SERVICE STATION

Any building land area or other premises, or portion thereof, used or intended to be used for the retail dispensing or sales of vehicular fuels; and including as an accessory use the sale and installation of lubricants, tires, batteries and similar accessories.

AUTOMOTIVE REPAIR SERVICES AND GARAGES

Establishments primarily engaged in furnishing automotive repair, rental, leasing and parking services to the general public.

BANK

An establishment for the custody, loan, exchange, or issue of money.

BASAL AREA

The cross-sectional area of a tree measured at a height of four (4) ½ feet above the ground, usually expressed in square feet per acre for a stand of trees.

BED AND BREAKFAST

A building intended for the rental of individual rooms to lodgers, providing the first meal of the day in the A.M., for unspecified periods of time.

BOARDING HOUSE

A lodging house at which meals are provided. No individual kitchen facilities provided.

BOAT STORAGE

Commercial facility for storing boats, marine equipment and related products either indoor or outdoor. *(Amended 2019)*

BREWPUB

A brewery licensed by the State of New Hampshire (NH) as a brew pub as defined in RSA 178:13.

BULK STORAGE

Storage in containers larger than those normally intended for retail distribution. Storage of up to 600 gallons of fuel oil or propane will not be considered bulk storage.

CERTIFICATE OF ZONING ORDINANCE COMPLIANCE

Written permission issued by the proper municipal authority for the construction, repair, alteration or addition to a structure. (*Formerly Land Use Permit, Adopted 2025*)

CHILD/DAY CARE CENTER

A private establishment where tuition, fees or other forms of compensation for the care of the children is charged, and which is licensed to operate as a childcare center.

CHURCH

A place of worship either indoors or outside, including a parish house and rectory.

CLASS VI ROAD

Means a right-of-way which has been either: (1) discontinued and made subject to gates and bars by a Town Meeting vote: (2) not maintained by the Town for a period of five (5) years or more.

CLUB

Private club or lodge including a YMCA or similar facility operating for members or employees only.

CLUSTER

A development design technique that concentrates buildings in specific areas on the site to allow the remaining land to be used for recreation, common open space, and preservation of environmentally sensitive features.

CLUSTER DEVELOPMENT

Means a pattern of Subdivision development which places dwelling units into compact groupings while providing a network of commonly owned or dedicated open space.

COMPLETED APPLICATION

Means an application with all information and accompanying documents required under these regulations and deemed necessary to invoke jurisdiction and allow the Board to proceed with consideration and make an informed decision.

COMBINED DWELLING AND BUSINESS

A building in which is combined dwelling units and business use. The combined business use must be a permitted use in the district.

COMMERCIAL DEVELOPMENT

A development which might include land areas with or without building where products and/or services are offered to the public.

COMMERCIAL ENTERPRISE

A place of business and shall include such activities as retail, wholesale, light assembly work, fabrication of goods and materials, and data services. *(Amended 2020)*

COMMERCIAL DOCKING FACILITY

A multi-slip docking facility in which slips are rented to boat owners or to persons renting boats for short- or long-term use.

CONDOMINIUM DOCKING FACILITY

A multi-slip docking facility in which each boat slip is individually owned.

CONSTRUCTION DRAWINGS

Detailed information which may be required by the Boards, including but not limited to grading and drainage plans, street plans, elevation plans and/or utility plans.

CONSULTANT

A person who gives expert or professional advice for the purpose of investigative studies as specified by the Board.

CONTIGUOUS LOTS

Adjacent or abutting lots which have a common boundary line.

CONVENIENCE STORE

Any retail store with a floor area of less than 4,000 square feet offering for sale a limited line of groceries and household items intended for the convenience of the neighborhood.

DEVELOPER

The legal or beneficial owner or owners of a lot or of any land included in a proposed development including the holder of an option or contract to purchase, or other persons having enforceable proprietary interests in such land.

DISTILLERY

A facility that distills, bottles, sells, and/or offers samples of liquor per RSA 178:6 and 178:7.

DISTRICT

A part, zone or geographic area within the municipality within which certain Zoning or development regulations apply.

DISTURBED AREA

An area in which natural vegetation is removed, exposing the underlying soil.

DRIVEWAY

A private roadway providing access for vehicles to a parking space, garage, dwelling or other structure(s).

DWELLING

A structure or portion thereof which is used exclusively for human habitation.

DWELLING MULTIFAMILY

A dwelling containing more than two (2) dwelling units.

DWELLING SINGLE-FAMILY

A building containing one (1) dwelling unit (includes Modular Housing).

DWELLING TWO-FAMILY

A structure on a single lot containing two (2) dwelling units, each of which is totally separated from the other except for a common stairwell exterior to both dwelling units (includes Modular Housing).

DWELLING UNIT

A structure, or portion thereof, occupied or intended for occupancy as separate living quarters, providing complete and independent living facilities, including permanent facilities for living, sleeping, eating, cooking, and sanitation which are used in common by one (1) or more persons. *(Amended 2007)*

DWELLING UNIT, EFFICIENCY

A dwelling unit consisting of not more than one (1) habitable room together with kitchen or kitchenette and sanitary facilities.

EASEMENT

A grant of one (1) or more of the property rights by the property owners to and/or for the use by the public, a corporation or another person or entity.

ENCLOSED OCCUPIED SPACE

An enclosed structure used for the activities of the occupants.

ENERGY FACILITY

A business that includes the use of photo-voltaic technology to convert sunlight into energy and / or uses various technologies to store energy for use at a future period. *(Adopted 2020)*

ENGINEER

Means a registered engineer or licensed land surveyor licensed by the State of NH.

EXCAVATION

A land area which is used, or has been used, for the commercial taking of earth, including all slopes.

EXPANSION

Implies an enlargement in size or use from either the inside or outside of an existing perimeter of a structure or operation. This shall include residential, commercial, industrial or any other preexisting entity.

FACILITY

A building, room, array of equipment, or a number of such things, designed to serve a particular function(s) and not otherwise defined in this Ordinance. *(Adopted 2019)*

FARMING

See AGRICULTURE.

FARM ANIMAL

Any domestic species of cattle, sheep, swine, goats, llamas, or horses, which are normally and have historically, been kept and raised on farms in the U.S., and used or intended for use as food or fiber, or for improving animal nutrition, breeding, management, or production efficiency, or for improving the quality of food or fiber. Farm Animal also includes animals such as horses and llamas when used solely as work and pack animals or simply for pleasure. *(Adopted 2019)*

FENCE

A solid or divided wall that is meant to prevent access or visibility from one (1) area to another. A fence is not meant to retain earth. *(Amended 2020)*

FILING FEE

Means a levy which may be required to accompany any petition submitted to the appropriate Board. This fee is in addition to postal notice costs, site inspection fees, and special consultant fees, if any.

FINAL PLAT

The final map of all or a portion of a Subdivision or Site Plan which is presented to the proper review authority for final approval.

FLOOD

The temporary overflowing of water onto land which is usually devoid of surface water.

FLOOD HAZARD AREA

The flood plain consists of the floodway and the flood fringe area. See FLOOD PLAIN.

FLOOD PLAIN

The channel and the relatively flat area adjoining the channel of a natural stream or river which has been or may be covered by floodwater.

FOOTPRINT

The vertical projection onto the ground of the largest outside dimensions of a structure including porches, decks, eaves and overhangs. *(Amended 2008)*

FORESTRY

Commercial growing and harvesting of forest products.

FRONTAGE

The length of the lot bordering on a Town or State Road, or a Subdivision Road approved by the Planning Board, excluding Class VI and limited access highway. If the line is curved or irregular, frontage may be measured along the mean of the front lot line. The shoreline of a body of water is not considered as frontage.

FUNERAL HOMES

Mortuary, funeral home, or similar use.

GREENHOUSE

Commercial building for growing plants indoors and including sale of products grown and associated products. A small greenhouse used primarily by the owner, or for heat conservation, is allowed in all zones.

GROSS FLOOR AREA

The total horizontal area of all floors of a building between the surrounding walls.

GROUND COVER

Any herbaceous or woody plant which normally grows to a mature height of less than four (4) feet.

HALL

A large public or semi-public room or auditorium for gatherings, entertainment, exhibits, etc.

HOME OCCUPATION

Any use conducted entirely within a dwelling or an accessory building which is clearly incidental. and secondary to the use of the dwelling for dwelling purposes and does not change the character thereof, and in connection with which there is not outside storage or display except two permitted signs. A home occupation or professional office shall be allowed, provided it is operated by a resident of the home. In addition, no more than one full-time employee who is not a resident may work at the residence. (*Amended 2026*)

HOTEL/MOTEL/LODGING FACILITIES

Motel, hotel, tourist cottages, or similar use intended primarily for transient occupancy. All such uses must meet zone restrictions on dwelling units per acre unless an easement has been granted to the Town preventing conversion of the building to unit ownership.

HYDROPONICS *(Adopted 2020)*

A technique of growing plants (without soil) in water containing dissolved nutrients.

IMPERVIOUS COVER

Permanent surface having the potential to cause runoff during a rain event. Examples include but are not limited to: Asphalt roads, hardpack, metal or shingled roofs, and concrete sidewalks. *(Amended 2019, 2020)*

INDUSTRIAL DEVELOPMENT

Means a development which might include land areas with or without buildings where finished, semi-finished rough or raw materials are processed, fabricated or manufactured.

JUNKYARD

Any area, lot, land, parcel, or part thereof used for storage, collection, processing, purchase, sale or abandonment of wastepaper, rags, scrap metal or other scrap or discarded goods, materials, machinery or other type of junk, or two (2) or more unregistered or inoperable motor vehicles that are not located in a permanent structure.

KENNEL

A facility (use or structure) for boarding, breeding, training, selling of five (5) or more dogs beyond three (3) months of age belonging to customers, patrons, or others, or lost or stray animals, for compensation or as a humanitarian gesture. The animals must be licensed, and the facility or premises is subject to periodic inspection as scheduled by the Land Use Office.

LIGHT INDUSTRIAL FACILITY

An enterprise which shall include the establishment of industrial production plants that will not be noxious, offensive, or detrimental to the environment, the Town, or the abutters. *(Amended 2020)*

LIVING SPACE

Any portion of a dwelling that is suitable for human habitation.

LOT

A designated parcel, tract or area of land established by plat, Subdivision, or as otherwise permitted by law, to be used, developed or built upon as a unit.

LOT SIZE

Means the total horizontal land area within the boundaries of a lot, exclusive of any land designated for street, reserve strip, open space or other such specially reserved area purposes.

MANUFACTURING

Establishments engaged in the mechanical or chemical transformation of materials or substances into new products including the assembling of component parts, the manufacturing of products, and the blending of materials such as lubricating oils, plastics resins or liquors.

MANUFACTURING FACILITY

A facility whose purpose is the making of goods and articles by hand or machinery often on a large scale and with division of labor to produce a product.

MANUFACTURED HOUSING (MOBILE HOME)

Any structure, transportable in one (1) or more sections, which in the traveling mode is eight (8) body feet or more in width and 30 body feet or more in length, or when erected onsite, is 240 square feet or more, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to required utilities, which include plumbing, heating and electrical heating systems contained therein. Manufactured housing as defined in this section shall not include presite built housing as defined in RSA 674:31-A.

MANUFACTURED HOUSING PARK

A site with required improvements and utilities for the long-term parking of manufactured housing (mobile homes) which may include services and facilities for the residents.

MANUFACTURED STORAGE CONTAINER

Any structure, such as a cargo container, "POD," container or truck trailer, that is reusable and transportable, designed to be rented, leased or purchased for the storage of residential, commercial or industrial goods. *(Amended 2019)*

MARINA

Marina means a waterfront facility whose principal use is the provision of publicly available service for the securing, launching, storing, servicing or repairing of watercraft. A facility for short-term docking that is ancillary to the other land uses is considered a commercial use and not a marina.

MEDICAL BUILDING

A building that contains establishments dispensing health services.

MEDICAL FACILITY

Medical doctor, dentist, medical laboratory, chiropractor, or similar medical office or use where there are no overnight facilities for patients.

MIXED-USE DEVELOPMENT

A cohesive commercial, residential, and institutional development where uses may be located in the same building or in separate adjacent or interconnected buildings. A mixed-use development must consist of elements of a live-work-play environment that should be safe, comfortable, and attractive to patrons, residents, and people walking. It should include employment opportunities for a diverse range of ages with a particular interest in commercial uses that complement and support the nearby businesses and civic uses. *(Adopted 2020)*

MOBILE HOME

See MANUFACTURED HOUSING.

MODULAR HOME

See DWELLING, SINGLE-FAMILY or DWELLING, TWO-FAMILY

NANO BREWERY

A brewery licensed by the State of NH as a nano brewery as defined in RSA 178:12-a. *(Amended 2014)*

NATURAL WOODLAND BUFFER

A forested area consisting of various species of trees, saplings, shrubs, and ground covers in any combination and at any stage of growth.

NON-CONFORMING BUILDING OR STRUCTURE

One (1) that does not conform to the regulations of the district in which it is located.

NON-CONFORMING LOT

A lot, the area, dimensions, or location of which was lawful prior to the adoption, revision or amendment of the Zoning Ordinance, but which fails by reason of such adoption, revision or amendment to conform to the present requirements of the Zoning District.

NON-CONFORMING USE

A use or activity which was lawful prior to the adoption, revision, or amendment of a Zoning Ordinance, but which fails, by reason of such adoption, revision or amendment, to conform to the present requirements of the Zoning District.

NONRESIDENTIAL UNIT

One (1) room, or rooms connected together, constituting a place from which a business or other enterprise may be conducted.

NORMAL HIGH-WATER

The limit of flowage rights in a regulated water body. In an unregulated water body normal high-water is the high-water experienced in an average year. For lakes where dams are owned by NHDES Water Resources Board, information on the level of flowage rights is available from the Board.

OFFICE

A space where a business' employee(s) perform administrative work and is open to the public and/or its customers/clients. *(Amended 2023)*

OFFICE BUILDING

A building used primarily for conducting the affairs of a business, profession, service, industry or government, or like activity, that may include ancillary services for office workers such as a restaurant, coffee shop, newspaper or candy stand.

OFF STREET PARKING

A temporary storage area for a motor vehicle that is directly accessible to an access aisle, and which is not located on a dedicated street right-of-way.

OPEN SPACE

Any parcel or area of land or water essentially unimproved and set aside, dedicated, designated or reserved for public or private use or enjoyment, or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space.

ORDINARY HIGH-WATER LINE

The line on the shore, running parallel to the main stem of the river, established by the fluctuations of water and 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 and debris, or other appropriate means that consider the characteristics of the surrounding areas. Where the ordinary high-water line is not easily discernible, the ordinary high-water line may be determined by NHDES.

ORIGINAL GRADE

The elevation and contour of the ground surface prior to any development, construction, or landscaping activities. *(Adopted 2026)*

OUTLET STORE

Retail sales area on premises for only those products manufactured on premises.

PARKING AREA

Any public or private land area designed and used for parking motor vehicles including parking lots, garages, private driveways and legally designated areas of public streets.

PARKING FACILITY

Parking area, parking garage or similar use.

PARKING LOT

An off-street, ground level area, usually surfaced and improved, for the temporary storage of motor vehicles.

PARKING SPACE

A single vehicle space consisting of 10 x 20 in area unless otherwise designated by the Bristol Planning Board.

PERFORMANCE & PAYMENT BOND

Means cash, a suitable surety bond, an escrow deposit or a lien on the property as approved by the Bristol Select Board to secure regulated improvements on subdivided property.

PERSONAL SERVICE SHOP

Barber or beauty shop, laundry or dry-cleaning shop, shoe repair shop, pharmacy, photographer's studio, digital and specialty printing services, rentals, or similar service commercial uses. (*Amended 2026*)

PLAT

(1) A map representing a tract of land, showing the boundaries and location of individual properties and streets; (2) a map of a Subdivision or Site Plan.

PRELIMINARY PLAN (LAYOUT)

A preliminary map indicating the proposed layout of the Subdivision or Site Plan which is submitted to the proper review authority for consideration and preliminary approval.

PRESITE BUILT HOUSING

Any structure designed primarily for residential occupancy which is wholly or in substantial part made, fabricated, formed or assembled in off-site manufacturing facilities in conformance with the United States Department of Housing and Urban Development minimum property standards. and local building codes, for installation, or assembly and installation on the building site. Presite built housing shall not include manufactured housing as defined in RSA 674:31.

PRESITE BUILT HOUSING SALES

A business whose primary purpose is to sell presite built housing (modular homes) as defined in RSA 674:31.

PRIMARY STRUCTURE

A structure other than one (1) which is used for purposes wholly incidental or accessory to the use of another structure on the same premises.

PRINTING SHOP

Business producing printed materials using mechanical or digital offset or screen-printing presses with traditional ink. (*Amended 2026*)

PRIVATE DRIVEWAY

A private roadway providing access for vehicles to a parking space, garage, dwelling or other structure.

PROCESSING

A series of operations, usually in a continuous and regular action or succession of actions, taking place or carried on in a definite manner.

RECREATIONAL CAMPING PARK; SHORT-TERM

A facility which primarily provides sites for the short-term location of recreational vehicles, travel trailers, tent-campers, tents, pickup campers or any type of vehicle or structure used for camping. To qualify as a "Recreational Camping Park; Short-Term," at least 50% of the available sites must be reserved for non-renewable use of two (2) weeks or less. *(Amended 2007)*

RECREATIONAL CAMPING PARK; LONG-TERM

A facility which primarily provides sites for the long-term location of recreational park trailers or other types of recreational vehicles. Any camping park in which less than 50% of the sites are reserved for non-renewable use of two (2) weeks or less will be classified as a "Recreational Camping Park; Long-Term. *(Amended 2007)*

RECREATIONAL FACILITY

A place designed and equipped for the conduct of sports, leisure time activities and other customary and usual recreational activities.

RECREATIONAL PARK TRAILER

A recreational vehicle built on a single chassis, mounted on wheels, which may be connected to utilities necessary for the operation of installed fixtures and appliances, and with a gross trailer area not exceeding 400 square feet when in the set-up mode. Vertical multi-level additions such as second stories, lofts or overhead storage with a maximum ceiling height of five (5) feet are not included in the 400 square feet. *(Amended 2007)*

RECREATIONAL VEHICLE

Means a vehicle which is (a) built on a single chassis; (b) 400 square feet or less when measured at the largest horizontal projection; (c) designed to be self-propelled or permanently towable by a light duty truck; and (d) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational camping, travel or seasonal use. *(Adopted 2013)*

REFERENCE LINE

See ORDINARY HIGH-WATER LINE.

REMODELING

As applied to a building or structure, refers to any change, replacement, addition, or improvement that alters the interior structure or layout's appearance, without changing or rearranging the external dimensions or facilities. (*Adopted 2025*)

REPAIR SHOP

Business for repair of small appliances, radios, televisions, office equipment or similar use.

RESEARCH, DEVELOPMENT, AND/OR TESTING FACILITY

A facility whose purpose is careful, systematic, study and investigation in some field of knowledge, undertaken to discover or establish fact or principles which can be further used for delivery, production, or commercialization. *(Amended 2020)*

RESERVE STRIP

Means an area for which future public use is intended for street connections or for pedestrian ways.

RESIDENTIAL DEVELOPMENT

Means a development which might include single-family residences either detached or attached; multifamily residences, for rent, lease or sale; hotels, motels, inns or lodging houses; and other developments intended for use for human occupancy, either as temporary or permanent residence.

RESIDENTIAL INSTITUTION

Includes home for the elderly, orphanage, rest home, extended care facility, and similar types of group living accommodations.

RESORT

A facility for transient guests where the primary attraction is generally recreational features or activities.

RESTAURANT

Any building, room, space or portion thereof where meals, or sandwiches, or beverages, or ice cream, or other prepared food is sold to the public for consumption on or off the premises. Not to include Restaurant; High-Impact or Restaurant; Take-Out.

RESTAURANT (HIGH-IMPACT)

Any building, room, space or portion thereof where meals, or sandwiches, or beverages, or ice cream, or other prepared food is sold to the public for consumption on or off the premises and which meets one (1) or more of the following conditions:

A. Food is customarily served by restaurant employees at the same table or counter at which it is consumed, and seating is provided for more than 180, including both inside and outside seating.
B. Food is not customarily served by restaurant employees at the same table or counter at which it is consumed, and seating is provided for more than 90, including both inside and outside seating.
C. Has provisions for selling food directly to consumers in automobiles.
D. Regularly provides or allows live entertainment, dancing or karaoke.
E. Is open for business at any time between 11:00 PM and 6:00 AM.

RESTAURANT (TAKE-OUT)

Any building, room, space or portion there of where meals, or sandwiches, or beverages, or ice cream, or other prepared food is sold to the public for consumption on or off the premises and which has no interior seating and which meets none of the conditions for Restaurant; High- Impact.

RE-SUBDIVIDE

The further division of lots or the relocation of lot lines of any lot or lots within a Subdivision previously made and approved or recorded according to law; or the alteration of any streets or the establishment of any new streets within any such Subdivision, but not including conveyances made so as to combine existing lots by deed or other instrument.

RETAIL SALES

Includes shop and store for the sale of retail goods, personal service shop, and department store; and shall exclude any drive-in service, free-standing retail stand, gasoline service and motor vehicle repair services, new and used car sales and service, trailer and mobile home sales and service and commercial services.

RETAIL STORAGE

Storage of merchandise intended to be sold to the public.

RIGHT-OF-WAY

(1) A strip of land acquired by reservation, dedication, forced dedication, prescription or condemnation and intended to be occupied or occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer and other similar uses; (2) generally, the right of one to pass over the property of another.

SALES ROOM

A business whose primary purpose is to sell automobiles, trucks, boats, motorcycles, snowmobiles, farm equipment, manufactured housing (mobile homes), recreational vehicles or other similar objects and which has outdoor display and storage of the objects. Not to include Presite Built Housing Sales.

SCHOOL

Public, or private school, college, or other educational facility either licensed by the State of NH as an educational institution or one which is accredited by a nationally recognized accreditation association.

SEATING CAPACITY

The amount of seats that can be filled.

SETBACK

The distance between the street right-of-way line or any other lot line and the edge of a structure (excluding fences) or any projection thereof excluding uncovered steps. *(Amended 2007)*

SETBACK LINE

That line that is the required minimum distance from the street right-of-way line or any other lot lines that establishes the area within which any structure (excluding fences) must be erected or placed. *(Amended 2007)*

SEWAGE DISPOSAL SYSTEM

A system adequate to permit the installation and operation of an approved sewerage disposal plan on the plat for individual, multiple or group sewage.

SHOPPING CENTER

A group of commercial establishments planned, constructed and managed as a total entity with customers and employee parking provided onsite, provision for goods delivery separated from customer access, esthetic considerations and protection from the elements.

SHORELINE FRONTAGE

The average of the actual natural navigable shoreline footage and a straight line drawn between property lines, both of which are measured at the reference line.

SHORT TERM RENTAL

A dwelling unit where transient lodging is provided for compensation for stays of between one (1) and 30 consecutive nights, and where the dwelling unit would normally be considered a residential living unit not associated with regulated commercial activities such as a hotel, motel, rooming/boarding/lodging house, or bed-and-breakfast. (*Amended 2022*)

SHRUB

Any multi-stemmed woody plant which normally grows to a mature height of less than 20 feet

SIGN

Any object, device, display or structure, or part thereof, situated outdoors or indoors, which is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination or projected images.

SIGN, TEMPORARY

A sign constructed of cloth, canvas, fabric, plywood, or other light material displayed for the specified period of time. *(Amended 2021)*

SPECIAL EXCEPTION

A use of a building or lot which may not otherwise be permitted under this Ordinance except upon application to the Board of Adjustment and subject to the approval of that Board, and only in cases where the words "Special Exception" in this Ordinance pertain, and in accordance with the provisions of Article V, Board of Adjustment.

STORAGE AREA

A distinct part or section of a building set aside for the purpose of storing goods.

STORAGE YARD

A tract of ground, often enclosed, used for the specific purpose of storing goods.

STREET

Any vehicular way which: (1) is an existing State, or municipal roadway; or (2) is shown upon a plan approved pursuant to law; or (3) is approved by other official action; or (4) is shown on a plat duly filed and recorded in the office of the county recording officer prior to the appointment of a Planning Board and the grant to such Board the power to review plats; and includes the land between the street lines, whether improved or unimproved.

STRUCTURE

Anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground. It shall not include a minor installation, such as a fence six (6) feet high or less, mailbox, flagpole, or sign. *(Amended 2013)*

SUBDIVIDE

To divide land in accordance with the definition of SUBDIVISION.

SUBDIVIDER

Any person having an interest in land that is the subject of an application for Subdivision.

SUBDIVISION

The division of a lot, tract or parcel of land into two (2) or more lots, plats, sites, or other divisions of land for the purpose, whether immediate or future, of sale, rent, lease, condominium conveyance or building development. It also includes Re-Subdivision and, when appropriate to the context, relates to the process of subdividing or to the land or territory subdivided. It includes the division of a parcel of land held in common and subsequently divided into parts among the several owners. This definition is intended to incorporate the full definition contained in RSA 672:14.

SWIMMING AREA

Best source of information may be from the State Marine safety office.

TEMPORARY CAMPING UNIT

Tents, tent trailers, pop-up trailers, camping vans, pick-up campers, vehicle or any other device or vehicular-type structure as may be developed, marketed and used by the camping trade for use as temporary living quarters or shelter during periods of recreation, vacation or leisure time, that do not include an operational approved waste processing system.

THEATER

A movie and/or playhouse.

TRUCKING FACILITY

An area and building where trucks load and unload cargo and freight and where the cargo and freight may be broken down or aggregated into smaller or larger loads for transfer to other vehicles.

VARIANCE

Permission to depart from the literal requirement of a Zoning Ordinance.

VETERINARY HOSPITAL

A place for the boarding or treating of animals, provided that the principal user is a certified Veterinarian. Such a facility shall not be established within 100 feet of a lot line from an adjacent residential lot line. Any outdoor use area shall be enclosed by a solid wall or fence which effectively screens all noise from adjoining property.

WAREHOUSE AND WHOLESALE MARKETING

A building for the storage, distribution, or wholesale marketing of materials, merchandise, products or equipment, provided that such use is not hazardous by reason of potential fire, explosion, or radiation. Not to include Warehouse, Self-Service.

WAREHOUSE, SELF-SERVICE

A commercial facility in which customers rent space to store possessions and are given direct access to the rented space.

WAREHOUSE

Terminal facilities for handling freight with or without maintenance facilities.

WATER BODY

Any natural or artificial collection of water, whether permanent or temporary.

WATERFRONT

Frontage on or access to a lake, pond, or river.

WATERFRONT PROPERTY

A property that has frontage on a water body.

WATER-LINE OF NEWFOUND LAKE

The limit of flowage rights is 7.24 on the gauge located at the bridge over the outlet of the lake. This is equal to 589.12 NGVD (as referenced in NHDES letter to Ed Lindholm dated May 17, 1995).

WETLANDS

Refer to Article IX.

WINERY/MEADERY

A facility that produces bottles, sells, and/or offers samples of wine or mead per RSA 178:8.

YARD SALE, BARN SALE, OR GARAGE SALE

The sale of household goods from a dwelling, provided that no sales shall continue for more than three (3) consecutive days. All items for sale must be stored inside and out of public view at the end of each sale period. *(Amended 2021)*

ARTICLE IX. WETLANDS CONSERVATION OVERLAY DISTRICT

9.1 Title and Authority

A. This Ordinance shall be known as the "Wetlands Conservation Overlay District Ordinance of the Town of Bristol, NH," adopted March 13, 1990.

B. By the authority granted in RSA 674:16-17 and 674:20-21, and in the interest of public health, safety, and general welfare, the Bristol Wetlands Conservation Overlay District Ordinance is hereby established to regulate the uses of lands subject to standing water, flooding, or high-water tables for extended periods of time.

9.2 Purpose and Intent

A. The purpose of this Ordinance is to protect the public health, safety and general welfare by controlling and guiding the use of land areas which are subject to standing water, flooding, or high-water tables for extended periods of time. The intent of this Ordinance is to perform the following:

1. To prevent the development of the structures and land uses on naturally occurring wetlands which will contribute to pollution of surface and ground water by sewage, sediment, and/or noxious substances.
2. To prevent the destruction of, or significant changes to, natural wetlands which provide flood protection.
3. To protect rare, unique, and unusual natural species, both flora and fauna.
4. To protect wildlife habitats and maintain ecological balances.
5. To protect existing and potential water supplies and aquifers (water-bearing strata) and aquifer recharge area.
6. To prevent the expenditure of municipal funds for the purposes of providing and/or maintaining essential services and utilities which might be required as a result of misuse or abuse of wetlands.

9.3 Wetland Definitions

Definitions of the Zoning Ordinance are found in Article VIII. The following supplementary definitions are provided to explain the terms and phrases used within this Article.

BEST MANAGEMENT PRACTICES: Applying the appropriate techniques to minimize disturbance and impact to the wetland resulting from those activities which will alter the natural character of the wetland.

BOARD: The Planning Board of the Town of Bristol.

CERTIFIED SOIL SCIENTIST: An individual duly qualified in soil classification and mapping, certified by the New Hampshire Board of Natural Scientists under the provisions of RSA 310-A:75.

DESIGNATED AGENT: An individual designated by the Conservation Commission to carry out its function and purpose.

POLLUTION: Harmful thermal effects or the contamination or rendering unclean or impure of

any wetlands of the Town of Bristol, by reason of any waste or other materials discharged or deposited therein. This includes, but is not limited to, erosion resulting from any filling or excavation acidity

SPECIAL USE PERMIT: A permit for a use not otherwise permitted in the Wetlands Conservation Overlay District which may be granted by the Planning Board as authorized by RSA 674:21, II provided it meets the criteria set forth in Section 9.6.

WETLAND (PLANT) BIOLOGIST: An individual duly qualified to identify and classify wetland vegetation, and who is recommended by the Conservation Commission of the Town of Bristol.

WETLANDS: Areas defined as lakes, ponds, rivers, streams, marshes, swamps, and bogs and such areas which are at least in part underlain by hydric group B (poorly drained) and/or hydric group A (very poorly drained) soils, as defined by the National Cooperative Soils Survey, for Grafton County, NH, of the Natural Resource Conservation Service of the U.S. Department of Agriculture (USDA), as it may be amended from time to time. Upon inspection during the growing season, wetlands have visible water at or near ground surface level, and wetlands have plant species characteristic of one (1) or more of the wetland association types. (See NH Wetlands Bureau Code of Administrative rules for further definitions of these wetland association types and their vegetative components). *(Amended 2024)*

9.4 Wetlands Conservation Overlay District

A. Wetlands Conservation Overlay District: *(Amended 2023)*

   The Wetlands Conservation Overlay District is comprised of those areas within the Town of Bristol that are defined in Section 9.3. WETLANDS as wetlands. A general map of these areas is available for inspection in the Land Use Department of the Town office building, or on the Town's website. While this map is adequate for community planning purposes, it cannot be considered final for purposes of engineering a particular site for development. In cases, the precise location of wetland areas shall be determined by the actual character of the land, and the distribution of wetland soil types. Such determinations shall be made by field inspection and testing conducted by a certified soil scientist and/or wetland biologist.

B. Wetlands Incorrectly Delineated: *(Amended 2023, 2024)*

   If either the applicant or the Board question the current Wetlands Conservation Overlay District boundaries established under this Article, the applicant shall engage a Certified Wetland Scientist to conduct a field analysis to determine the precise location of the Wetlands Conservation Overlay District boundaries within the proposed development area of the property. The field analysis shall follow the methodology described in the most current U.S. Army Corps of Engineers Wetlands Delineation Manual in association with the applicable regional supplement to complete a wetland delineation, detailing the analysis of vegetation, hydrology, and soils of the project area to determine the presence or absence of a wetland area.

   The wetland scientist shall submit a report of his/her findings to the Planning Board and the Conservation Commission including a copy of the completed U.S. Army Corps of Engineers Wetland Determination Data Form – Northcentral and Northeast Region, and a revised wetlands map of the area in question.

   Upon receipt of the report, the Planning Board, in consultation with the Conservation Commission, may refer it for review to a Certified Wetland Scientist of its own choosing. The applicant shall be responsible for any costs incurred by the Planning Board in connection

with this independent review of its experts' report.

Upon receipt of its experts' review, the Planning Board, in consultation with the Conservation Commission, shall determine the applicability of this Article to the lot or parcel in question.

C. Relation to Other Districts:

Where the Wetlands Conservation Overlay District is superimposed over another Zoning District, the more restrictive regulations shall apply.

9.5 Permitted Uses

The following operations and uses shall be permitted in wetland:

Uses which will not require the erection or construction of any structures or buildings, will not alter the natural surface configuration by the addition of fill or by dredging, and uses that otherwise are permitted by the Zoning Ordinance. Such uses shall include the following:

1. Forestry-Tree Farming, using best management practices to protect wetlands, to minimize the disturbance of soil surfaces, to avoid erosion and siltation into wetlands.
2. Grazing, Farming, Nurseries, and Cultivating and Harvesting of Crops, using recognized soil conservation practices, including the protection of wetlands from pollution caused by fertilizers, pesticides, and herbicides used in such cultivation.
3. Wildlife Refuges, using best management practices to protect wetlands consistent with the intent of this Ordinance.
4. Outdoor parks, and recreation purposes, being low intensity uses, not involving structures, alteration of the terrain, or wheeled vehicles, using best management practices to protect wetlands consistent with the intent of this Ordinance.
5. Education, scientific research, conservation areas, and nature trails using best management practices to protect wetlands consistent with the intent of this Ordinance.
6. Open spaces, as permitted or required by the Subdivision Regulations or the Zoning Ordinance.
7. Uses incidental to the enjoyment or maintenance of residential property. Such incidental uses shall include maintenance of existing structures and landscaping but shall not include removal or deposition of material from or into a wetland without first being granted a Special Use Permit per Article IX (Section 9.6) of this Ordinance.
8. No person shall conduct or maintain another activity without first obtaining a Special Use Permit described in Article IX (Section 9.6).

9.6 Special Use Permit

A. A Special Use Permit may be granted by the Board, after public notice and public hearing, for undertaking the following uses in the Wetlands Conservation Overlay District. The application shall be referred to the Conservation Commission and the Health Officer, for review and comment at least 30 days prior to the public hearing.

   1. Streets, roads, and other access ways and utility right-of-way easements, including power lines and pipelines, if essential to the productive use of land not so zoned, and if so located and constructed as to minimize any detrimental impact of such uses upon the wetlands.
   2. Water impoundments for the purposes of creating a water body for wildlife, onsite

detention of surface runoff and/or recreational uses.

3. The undertaking of a use not otherwise permitted in the Wetlands Conservation Overlay District or adjacent buffer areas, if it can be shown that such proposed use is not in conflict with any and all of the purposes and intentions listed in Article IX (Section 9.2) of the Ordinance. *(Amended 2010)*

B. The Board shall regulate any operation within or use of a wetland involving removal or deposition of material, or any obstruction, construction, alteration, or pollution, of such wetlands unless such operation or use is permitted pursuant to Article IX (Section 9.5) of this Ordinance.

C. Any person found to be conducting or maintaining an activity without prior authorization of the Board or violating any other provision of this Ordinance, shall be subject to the enforcement proceedings and penalties prescribed in Article IX (Section 9.9) of this Ordinance and any other remedies provided by law (see RSA 676:17).

D. If granted, the Special Use Permit shall be valid for a period of one (1) year from the date of issue, and shall expire if not implemented by that time, unless a longer period is specified and approved by the Board in consultation with the Conservation Commission.

9.7 Consideration for Decisions

A. The Board may consider the following in making its decision on an application:

1. The application and its supporting documentation.
2. Public comments, evidence and testimony from a public hearing.
3. Reports from other agencies and commissions including, but not limited to, the Town of Bristol:
   a. Conservation Commission
   b. Health Officer
4. When deemed appropriate by the Land Use Department, comments from the Grafton County Conservation District, the Lakes Region Planning Commission, NH Wetlands Board, the U.S. Army Corp of Engineers, or other technical agencies or organizations which may undertake additional studies or investigations.
5. Non-receipt of comments from agencies and commissions listed in three (3) and four (4) above within the prescribed time shall neither delay nor prejudice the decision of the Board.

B. Standards and criteria for decision:

The Board shall consider all relevant facts and circumstances in making its decision on any application for a permit, including but not limited to the following:

1. The environmental impact of the proposed action, including the effects on the wetland's capacity to support fish and wildlife, to prevent flooding, to supply and protect surface and ground waters, to control sediment, to facilitate drainage, to control pollution, to support recreational activities, and to promote public health and safety.
2. The character and degree of injury to, or interferences with safety, health, or the reasonable use of property, including abutting or downstream property, which would be caused or threatened by the proposed activity, or the creation of conditions which may do so. This includes recognition of potential damage from erosion, turbidity, or

siltation, loss of fish and wildlife and their habitat, loss of unique habitat having demonstrable natural, scientific or educational value, loss or diminution of beneficial aquatic organisms and wetlands plants, the dangers of flooding and pollution, and the destruction of the economic, esthetic, recreational, and other public and private uses and values of wetland to the community.

9.8 Special Provisions

A. No leaching portions of a private subsurface sewage disposal system may be constructed or enlarged within a wetland or closer than 125 feet to the boundary of the Wetlands Conservation Overlay District unless a Special Use Permit is granted by the Board following the procedures and criteria applicable to granting such a permit specified in Sections 9.6 and 9.7 of this Ordinance. *(Amended 2007, 2010)*

B. No development activity involving the construction or demolition of structures, changes to the site, or any uses of the site other than those listed under Section 9.5 of this Ordinance shall encroach within 50 feet of the Wetlands Conservation Overlay District unless a Special Use Permit specifically allowing that use is granted by the Board. The uses which may be allowed within a wetland setback by Special Use Permit and the procedures and criteria applicable to granting such a permit shall be governed by Sections 9.6 and 9.7 of this Ordinance.

   All efforts shall be made by the site developer to maintain the 50 feet buffer between the construction activity and the Wetlands Conservation Overlay District boundary in its existing undisturbed natural vegetative state. *(Amended 2007, 2010, 2015)*

C. No part of any wetland may be considered as part of the minimum size requirements of any lot, unless said lot preexisted this Ordinance, was approved by the Planning Board, was recorded in the Registry of Deeds, and otherwise meets all provisions of the Zoning Ordinance.

9.9 Administration and Enforcement

A. The Board is hereby authorized and empowered to adopt such rules as are necessary for the efficient administration and enforcement of this Ordinance.

B. Upon any well-founded information that this Ordinance is being violated, the Planning Board or Conservation Commission or any citizen may report the violation to the Select Board. Either Board may recommend such enforcement actions as may be appropriate and lawful RSA 676:17. Upon receipt of the information that this Ordinance is being violated, the Land Use Department shall notify the owner or tenant of the property on which the violation is alleged to occur. Where appropriate, the Board and/or Conservation Commission may notify the New Hampshire Wetlands Board and/or the U.S. Army Corp of Engineers of the violation. *(Amended 2007)*

C. A civil penalty not to exceed the statutory maximum per NH RSA 676:17 may be imposed for each day that such violation is found by the court to continue after the conviction date or after the date on which the violator receives written notice from the Town that he is in violation, whichever is earlier. *(Amended 2024)*

ARTICLE X. PERSONAL WIRELESS SERVICE FACILITIES (CELL TOWERS)

10.1 Purpose

It is the express purpose of this Article to permit carriers to locate Personal Wireless Service Facilities (PWSF), to the extent required by the Telecommunications Act of 1996, within particular areas of the Town of Bristol, consistent with the appropriate land use Articles and Master Plan that will insure compatibility with the visual and environmental features of the Town. This Article enables the review of the locating and siting of PWSF by the Town of Bristol so as to eliminate or mitigate the visual and environmental impacts of PWSF. This Article is structured to encourage carriers to locate on existing buildings and structures whenever possible. New ground mounted PWSF are permitted, but only when the use of existing structures and building is found not to be feasible. Colocation is encouraged for all PWSF applications and the review of a PWSF shall be on the basis of the site being built using all positions on the mount.

No antenna, structure, or other device, unless used by the Town, shall be mounted on, or be part of any PWSF, unless it is necessary to transmit or receive personal wireless service, as defined in the Telecommunication Act of 1996.

10.2 Applicability *(Amended 2020)*

The terms of this Article and the Site Plan Review Regulations shall apply to new construction of PWSF or substantial modifications of existing PWSF as defined in RSA 12-K:2, XXV, proposed to be located on property owned by the Town of Bristol, on privately owned property, or property that is owned by any other governmental entity that acts in its proprietary capacity to lease such property to a carrier.

10.3 Definitions *(Amended 2012)*

To this Article, the following terms shall have the meaning given herein:

ANTENNA: The surface from which wireless radio signals are sent and/or received by a Personal Wireless Service Facility.

ANTENNA ARRAY: A collection of antennas attached to a mount to send and receive radio signals.

CAMOUFLAGED: A Personal Wireless Service Facility that is disguised, hidden, part of an existing or proposed structure, or placed within an existing or proposed structure.

CARRIER: A company that provides personal wireless services, also sometimes referred to as a provider.

COLOCATION: The use of a single mount on the ground by more than 1 carrier (vertical colocation) or the same carrier with multiple licenses, and/or the use of several mounts on an existing building or structure by more than 1 carrier or the same carrier with multiple licenses.

ENVIRONMENTAL ASSESSMENT (EA): An EA is a document required by the Federal Communications Commission (FCC) and the National Environment Policy Act (NEPA) when a Personal Wireless Service Facility is placed in certain designated areas.

EQUIPMENT SHELTER: An enclosed structure, cabinet, shed, vault, or box near the base of

the mount within which are housed equipment for Personal Wireless Service Facilities such as batteries and electrical equipment. Equipment shelters are sometimes referred to as base transceiver stations.

FACILITY: See PERSONAL WIRELESS SERVICE FACILITY.

FALL ZONE: The area on the ground from the base of a ground mounted Personal Wireless Service Facility that forms a circle with a radius equal to the height of the facility, including any antennas or other appurtenances. The fall zone includes the area within which there is a potential hazard from falling debris (such as ice) or collapsing material.

GUYED TOWER: A monopole or lattice tower that is secured to the ground or other surface by diagonal cables for lateral support.

HEIGHT: The height above ground level from the natural grade of a site to the highest point of a structure.

LATTICE TOWER: A type of mount with multiple legs and structural cross-bracing between the legs that is self-supporting and freestanding.

MAST: A thin pole that resembles a streetlight standard or a telephone pole. A dual- polarized antenna is typically deployed on a mast.

MONOPOLE: A thicker type of mount than a mast that is self-supporting with a single shaft of wood, steel or concrete, or other material, that is designed for the placement of antennas and arrays along the shaft.

MOUNT: The structure or surface upon which antennas are mounted, including the following four (4) types of mounts: roof mounted (mounted on the roof of a building), side mounted (mounted on the side of a building), ground mounted (mounted on the ground), structure mounted (mounted on a structure other than a building).

PERSONAL WIRELESS SERVICE FACILITY (PWSF): Facility for the provision of personal wireless services as defined by the Telecommunications Act of 1996 as amended.

PERSONAL WIRELESS SERVICES: The three (3) types of services regulated by this Article: commercial mobile radio services, unlicensed wireless services, and common carrier wireless exchange access services as described in the Telecommunications Act of 1996, as amended.

RADIO FREQUENCY (RF) ENGINEER: An engineer specializing in electrical or microwave engineering especially the study of radio frequencies.

RADIO FREQUENCY RADIATION (RFR): The emissions from personal wireless service facilities.

SECURITY BARRIER: A wall, fence, or berm that restricts an area from unauthorized entry or trespass.

SEPARATION: The distance between one (1) carrier's array of antennas and another carrier's array.

10.4 Procedure *(Amended 2020)*

The Planning Board will make a reasonable effort to review and comply with federally imposed time limits on applications. Applicants shall be required to submit the following information to the Planning Board:

A. A map showing the service area and an explanation of need.

B. A map showing the locations and service areas of other existing or proposed sites operated by the applicant which are close enough to impact service within the Town's borders.

C. A diagram and/or map showing the view shed of the proposed personal wireless facility including all building and accessory structures.

D. Photo simulations from at least four (4) directions which adequately represent the appearance of the completed structure when viewed from inhabited areas or roads within the Town.

E. A site and landscaping plan which meets the requirements of Site Plan Review Regulations.

F. An inventory of existing facilities that are within the jurisdiction of the Town and those within two (2) miles of the Town borders, including specific information about the location, height, design as well as economic and technical feasibility for collocations.

If the applicant is proposing a new facility, written evidence demonstrates that no existing structure within two (2) miles of the Town borders can accommodate the applicant's needs. This evidence can consist of: substantial evidence that no existing facilities are located within the geographic area, substantial evidence that existing facilities are not of sufficient height to meet the applicant's engineering requirements or do not have sufficient structural strength to support applicant's proposed equipment, or substantial evidence that existing facilities have no additional capacity, or substantial evidence that colocation on an existing facility would cause electromagnetic interference at the existing facility, or vice-versa.

An agreement with the Town that assures maximum colocation upon the new Personal Wireless Service Facility. Such statement shall become a condition to any approval, and shall, at a minimum, require that the applicant supply available collocations for reasonable fees and costs to other Personal Wireless Service Facility providers.

Engineering information detailing the size and coverage required for the PWSF location. Structural plans shall bear the seal of a qualified professional engineer licensed in the State of NH. The Planning Board may have any submitted information reviewed by a consultant for verification of any claims made by the applicant regarding technical limitations and feasibility of alternative locations, or any other matter required by the applicant. Cost for this review shall be borne by the applicant.

10.5 Location Provisions

10.5.1 **Location:** PWSF shall be permitted in all Zones. Applicants seeking approval for PWSF shall first evaluate existing structures for the siting of PWSF. Only after finding that there are no suitable existing structures pursuant to Section 10.4 herein shall a provider propose a new ground mounted facility.

10.5.2 **Existing Structure - Policy:** PWSF shall be located on existing structures, including but not limited to buildings, water towers, existing PWSF, utility poles or towers, and related facilities, provided that such installation preserves the character and integrity of those structures.

10.5.3 **Existing Structures - Burden of Proof:** The applicant shall have the burden of proving that there are no existing structures which are suitable to locate its PWSF and/or transmit or receive radio signals. To meet that burden, the applicant shall take all the following actions to the extent applicable:

The applicant shall submit to the Planning Board a list of all contacts made with owners of potential sites regarding the availability of potential space for a PWSF. If

the Planning Board informs the applicant that additional existing structures may be satisfactory, the applicant shall contact the property owner(s) of those structures.

The applicant shall provide copies of all letters of inquiry made to owners of existing structures and letter of rejection. If letters of rejection are not provided, at a minimum, unanswered "Return Receipt Requested," forms from the US Post Office shall be provided for each owner of existing structure that was contacted.

If the applicant claims that a structure is not capable of physically supporting a PWSF, this claim must be certified by a licensed professional civil engineer. This certification shall, at a minimum, explain the structural issues and demonstrate that the structure cannot be modified to support the PWSF without unreasonable costs. The estimated cost shall be provided to the Planning Board.

10.5.4 **Ground Mounted Facilities – Policy:** If the applicant demonstrates that it is not feasible to locate on an existing structure, ground mounted PWSF shall be designed so as to be camouflaged to the greatest extent possible, including but not limited to use of compatible building materials and colors, screening, landscaping, and placement within trees.

10.6 Use Provisions

A PWSF shall require a Certificate of Zoning Ordinance Compliance in all cases and may be permitted as follows: *(Amended 2025)*

10.6.1 **Existing Structures:** Subject to the provisions of this Article, the Town of Bristol Zoning Ordinance and Site Plan Review, a carrier may locate a PWSF on an existing building, utility tower or pole, or water tower.

10.6.2 **Ground Mounted Facility:** A PWSF involving construction of a ground mount shall require compliance with the Town of Bristol Zoning Ordinance, Site Plan Review and be subject to the provisions of this Article.

10.7 Dimensional Requirements *(Amended 2020)*

PWSF shall comply with the following requirements:

10.7.1 **Height, Existing Structures and Utility Poles**: Carriers that locate new PWSF on water towers, electric transmission and distribution towers, utility poles and similar existing utility structures, masts, and monopoles may be permitted to increase the height of those structures no more than 10 feet if the additional height will not cause visual impact as defined in Section 10.8.

10.7.2 **Height, Other Existing Structures:** The height of a PWSF shall not increase the height of a structure by more than 10 feet unless the facility is completely camouflaged or unless it is necessary to perform the facility's intended functions and maximize opportunities for collocation; for example: a facility completely on a flagpole, steeple, or chimney. The increase in the height of the structure shall be in scale and proportion to the structure as originally configured. A carrier may locate a PWSF on a building that is legally non-conforming with respect to height, provided that the provisions of this Article are met.

10.7.3 **Height, Ground-mounted Facilities:** The allowed height for any telecommunications tower or support shall be the minimum height and size necessary to perform the

facility's intended functions and maximize opportunities for colocation, as determined by the Planning Board, which, when considered together with other existing or reasonably feasible facility locations potentially available for use by the same carrier, will provide the carrier with adequate service coverage without any undue adverse impacts upon the performance and design parameters set forth in Section 10.8. In no case shall the height exceed 180 feet above ground elevation.

10.7.4 **Setbacks:** All PWSF and their equipment shelters shall comply with building setback provisions of the Town of Bristol Zoning Ordinance.

10.7.5 **Ridgelines:** No PWSF may be situated within a horizontal distance of 300 feet of topographic summits greater that 700 feet elevation Geodetic Vertical Datum, or within 300 feet of a ridgeline leading to such a summit.

10.7.6 **Fall Zone for Ground Mounts:** In order to ensure public safety, the minimum distance from the base of any ground-mount of a PWSF to any property line, public road, habitable dwelling, business or institutional use, or public recreational area shall be, at a minimum, the distance equal to the fall zone as defined by this Article. The fall zone may cross property lines, so long as the applicant secures a fall zone easement from the affected property owner(s). The area of the easement shall be provided as part of the Site Plan Review.

10.7.7 **Fall Zone for Non-ground Mounts:** In the event that an existing structure is proposed as a mount for a PWSF, a fall zone shall not be required, but the setback provisions of the Town of Bristol Zoning Ordinance shall apply. In the case of pre-existing non-conforming structures, PWSF and equipment shelters shall not increase any non-conformities.

10.8 Performance and Design Standards

10.8.1 Visibility

Visual impacts are measured on the basis of:

Change in community scale, as exhibited in relative height, mass or proportion of the PWSF within their proposed surroundings.

New visible elements proposed on a contrasting background.

Different colors and textures proposed against a contrasting background.

Use of materials that are foreign to the existing built environment.

Enhancements are measured on the basis of:

Conservation of opportunities to maintain community scale, e.g., buffering areas and low-lying buildings should not be compromised so as to start a trend away from the existing community scale.

Amount and type of landscaping and/or natural vegetation.

Preservation of view corridors, vistas, and view sheds.

Continuation of existing colors, textures, and materials.

Visibility focuses on:

Eliminating or mitigating visual impact.

Protecting, continuing, and enhancing the existing environment.

Camouflage for Facilities on Existing Buildings or Structures - Roof Mounts:

When a PWSF extends above the roof height of a building on which it is mounted, it shall be concealed or camouflaged within or behind existing or new architectural features to limit its visibility from public ways. Facilities mounted on a roof shall be stepped back from the front facade in order to limit their impact on the building's silhouette.

Camouflage for Facilities on Existing Building or Structures - Side Mounts:

PWSF which are side mounted shall blend with the existing building's architecture and, if individual antenna panels are over five (5) square feet, the panels shall be painted or shielded with material consistent with the design feature and materials of the building.

Camouflage for Ground Mounted Facilities:

All ground mounted PWSF shall be surrounded by a buffer of dense tree growth that extends continuously for a minimum distance of 150 feet from the mount, security barrier, or designated area for access to equipment, whichever is greatest, and screens views of the facility in all directions. These trees must be existing on the subject property, planted onsite, or be within a landscape easement on an adjoining site. The Planning Board shall have the authority to decrease, relocate, or alter the required buffer based onsite conditions. The 150 feet vegetative buffer area shall be protected by a landscape easement or be within the area of the carrier's lease. The easement or lease shall specify that the trees within the buffer shall not be removed or topped unless the trees are dead or dying and present a hazard to persons or property.

10.8.2 **Color:** To the extent that any PWSF extend above the height of the vegetation immediately surrounding it, they shall be of a color which blends with the background or surroundings.

10.8.3 **Equipment Shelters:** Equipment shelters for PWSF shall be designed consistent with one (1) of the following design standards:

Equipment shelters shall be located in underground vaults; or

Equipment shelters shall be designed so that the shelters are architecturally consistent with respect to materials and appearance to the buildings in the area of the PWSF; or

Equipment shelters shall be camouflaged behind an effective year-round landscape buffer, equal to the height of the proposed building, and/or wooden fence. The Planning Board shall determine the style of fencing and/or landscape buffer that is compatible with the neighborhood; or

If mounted on a rooftop, the equipment shelter shall be concealed or camouflaged so that the shelter either is not visible at grade or appears to be a part of the original structure.

10.8.4 **Lighting, Signage, and Security:**

Lighting: PWSF shall not be lighted.

Signage: Signs shall be limited to those needed to identify the property and the owner and warn of any danger. All signs shall comply with the requirements of the Town of Bristol Zoning Ordinance.

Security Barrier: The Planning Board shall have final authority on whether a ground mounted PWSF should be surrounded by a security barrier and the height and material used.

10.8.5 Historic Buildings and District:

Any PWSF located on or within a historic/cultural area shall not alter the character-defining features, distinctive construction methods, or original historic materials of the building.

Any alteration made to a historic structure to accommodate a PWSF shall be fully reversible.

PWSF authorized by this subsection shall be concealed within or behind existing architectural features or shall be located so that they are not visible from public roads and viewing areas.

10.8.6 Scenic Landscapes and Vistas: Ground-mounted facilities shall not be located within open areas that are clearly visible from public roads, recreational areas, or abutting properties. All ground mounted PWSF shall be surrounded by a buffer of dense tree growth as per Section 10.8.1.

10.8.7 Driveways: If available, existing entrances and driveways to serve a PWSF shall be utilized, unless the applicant can demonstrate that a new entrance and driveway will result in less visual, traffic, and environmental impact. New driveways to serve a PWSF shall not exceed 12 feet in width and shall include a curve or turn so that the service facility is not visible from the entrance to the driveway. A gravel or crushed stone surface is encouraged.

Planning Board Flexibility Driveways: In reviewing a Site Plan application for a Personal Wireless Service Facility, the Planning Board may permit modification of the driveway standards set forth above, as it may deem appropriate, given the specific site conditions.

10.8.8 Antenna Types: Any antenna array placed upon an existing or proposed ground mount, utility pole, or transmission line mount shall have a diameter of no more than four (4) feet, including the diameter of the mount. A larger diameter antenna array may be permitted after a finding by the Planning Board that the visual impact of a larger antenna is negligible.

10.8.9 Ground and Roof Mounts: All ground mounts shall be of a mast type mount. Lattice towers and guyed towers are expressly prohibited.

10.8.10 Hazardous Waste: No hazardous waste shall be discharged on the site of any PWSF. If any hazardous materials are to be used onsite, there shall be provisions for full containment of such materials. An enclosed containment area shall be provided with a sealed floor, designed to contain at least 110% of the volume of the hazardous materials stored or used on the site.

10.8.11 Noise: PWSF shall not generate noise that may be heard from beyond the boundaries of the site.

10.8.12 **Radio Frequency Radiation (RFR) Standards:** All equipment proposed for a PWSF shall be fully compliant with the FCC Guidelines for Evaluating and the Environmental Effects of Radio Frequency Radiation, under *Report and Order*, FCC 96-326 published on August 1, 1996, and all subsequent amendments.

10.9 Monitoring and Maintenance

10.9.1 **Maintenance:** The owner of the facility shall maintain the PWSF in good condition. Such maintenance shall include, but not be limited to, painting, structural integrity of the mount and security barrier, and maintenance of the buffer areas and landscaping.

10.9.2 **Monitoring:** As part of the issuance of the Site Plan approval or Certificate of Zoning Ordinance Compliance, the property owner shall agree that the Town of Bristol may enter the subject property to obtain RFR measurements and noise measurements at the expense of the carrier. The Town shall provide reasonable written notice to the carrier and landowner, providing them the opportunity to accompany the Town representatives when the measurements are conducted. *(Amended 2025)*

10.9.3 **Security for Removal:** Recognizing the hazardous situation presented by abandoned and unmonitored telecommunications facilities, the Planning Board shall set the form and amount of the security that represents the cost for removal and disposal of abandoned telecommunications facilities in the event that a facility is abandoned, and the facility owner is unwilling or unable to remove the facility in accordance with Section 10.2. An irrevocable letter of credit issued by a major bank shall be the preferred form of security. A removal bond is acceptable if the issuing company has an investment grade rating of BBB- or better. Bonds with a rating below BBB- shall be backstopped by a letter of credit or escrow cash. The security amount shall be based upon the removal and disposition costs plus 15% as certified by a civil engineer licensed in New Hampshire at the applicant's expense. The facility owner shall provide the Planning Board with a revised removal cost estimate every five (5) years from the date of the Board's Site Plan approval. If costs have increased, then the facility owner shall provide additional security in the amount of the increase plus 15%. *(Amended 2021)*

10.10 Abandonment or Discontinuation of Use

10.10.1 **Notification:** At such time that a carrier plans to abandon or discontinue operation, such carrier will notify the Town by certified US mail of the proposed date of abandonment or discontinuation of operations. Such notice shall be given no less than 30 days prior to abandonment or discontinuation of operations. In the event that a carrier fails to give such notice, the PWSF shall be considered abandoned upon such discontinuation of operations.

10.10.2 **Removal:** Upon abandonment or discontinuation of use, or declaration of health hazard by the US Department of Environmental Services or the NH Department of Environmental Services, the owner of the facility shall physically remove the PWSF within 90 days from the date of abandonment or discontinuation of use or declaration of health hazard. "Physically remove," shall include, but not be limited to:

Removal of antennas, mount, equipment shelters and security barriers from the subject property.

Proper disposal of the waste materials from the site in accordance with local and State solid waste disposal regulations.

Restoring the location of the PWSF to its natural condition, except that any landscaping and grading shall remain in the after-condition.

10.10.3 **Failure to Remove:** If the owner of the facility does not remove the facility upon the Select Board order, then the Select Board shall, after holding a public hearing with notice to the owner and abutters, issue a declaration of abandonment. The owner of the facility shall dismantle and remove the facility within 90 days of receipt of the declaration of abandonment by the Select Board. If the abandoned facility is not removed within 90 days, the Town may execute the security to pay for this action.

10.11 Insurance

The Planning Board shall require the annual submission of proof of adequate insurance covering personal and property liability. Such insurance shall provide for a minimum of 30 days' notice of cancellation to the Town. Absence of said insurance shall constitute abandonment of said facility.

ARTICLE XI. IMPACT FEE ORDINANCE

11.1 Purpose

This Ordinance is enacted pursuant to RSA 674:16 and 674:21 and in order to:

Promote public health, safety, convenience, welfare, and prosperity;

Ensure that adequate and appropriate facilities are available to individuals who may come to be located in the Town of Bristol;

Prevent scattered or premature development of land as would involve danger or injury to health, safety, or prosperity by reason of the lack of water supply, drainage, transportation, schools, fire protection, or other public services, or necessitate the excessive expenditure of public funds for the supply of such services;

Provide for the harmonious development of the municipality and its environs;

Ensure the proper arrangement and coordination of streets; and,

Ensure streets of sufficient width to accommodate existing and prospective traffic.

11.2 Authority

1. The Planning Board may, as a condition of approval of any Subdivision [or Site Plan], and when consistent with applicable Board regulations, require an applicant to pay an impact fee for the applicant's fair share of off-site improvements to public facilities affected by the development. The Planning Board shall not require an applicant for a Certificate of Zoning Ordinance Compliance for a single-family residence to pay an impact fee. *(Amended 2013, 2025)*
2. Nothing in this section shall be construed to limit the existing authority of the Planning Board to disapprove proposed development which is scattered or premature, or which would require an excessive expenditure of public funds, or which would otherwise violate applicable Ordinances and regulations. Nothing in this section shall be construed to limit the Planning Board's authority to require off-site work to be performed by the applicant, in lieu of paying an impact fee, or the Board's authority to impose other types of conditions of approval. Nothing in this section shall be construed to affect types of fees governed by other statutes, Town Ordinances or regulations.

11.3 Assessment Methodology

11.3.1 **Proportionality:** The amount of the impact fee shall be calculated by the Planning Board to be a proportional share of municipal capital improvement costs which is reasonably related to the capital needs created by the development, and to the benefits accruing to the development from the capital improvements financed by the fee.

11.3.2 **Existing Deficiencies:** Upgrading of existing facilities and infrastructures, the need for which is not created by new development, shall not be paid for by impact fees.

11.4 Administration

11.4.1 **Accounting:** In accord with RSA 673:16, II and RSA 674:21, V impact fees shall be accounted for separately, shall be segregated from the Town's general fund, may be spent upon order of the Select Board, and shall be used solely for the capital improvements for which it was collected, or to recoup the cost of capital improvements made in anticipation of the needs which the fee was collected to meet.

11.4.2 **Assessment:** All impact fees imposed pursuant to this section shall be assessed prior to, or as a condition for, the issuance of a Certificate of Zoning Ordinance Compliance or other appropriate permission to proceed with development, as determined by the Planning Board. *(Amended 2013, 2025)*

11.4.3 **Security:** In the interim between assessment and collection, the Planning Board may require developers to post bonds, issue letters of credit, accept liens, or otherwise provide suitable measures of security so as to guarantee future payment of assessed impact fees.

11.4.4 **Collection:** Impact fees shall be collected as a condition for the issuance of a Certificate of Zoning Ordinance Compliance. Nothing in this section shall prevent the Planning Board and the party assessed from establishing an alternate, mutually acceptable schedule of payment. *(Amended 2013, 2025)*

11.4.5 **Refund:** Any portion of an impact fee which has not become encumbered or otherwise legally bound to be spent for the purpose for which it was collected, shall be refunded, with any accrued interest, to the assessed party or successor in interest:

When the Subdivision or Site Plan approval expires under the respective rules of the Planning Board, or under the terms of the decision, without having become vested under RSA 674:39 and without any extension being granted by the Planning Board; ***OR***

When such approval is revoked under RSA 676:4-a; ***OR***

Six (6) years after its collection, or, if any extension of approval is granted by the Planning Board, six (6) years after such extension is granted; ***OR***

Six (6) years after its collection, whenever the calculation of an impact fee has been predicated upon some portion of capital improvement costs being borne by the Town, and the Legislative Body of the Town has failed to appropriate the Town's share of the capital improvement costs.

11.5 Appeals

In accord with RSA 676:5, III because this Ordinance delegates administration of impact fees to the Planning Board, appeals of impact fee decisions shall be made to the Superior Court pursuant to RSA 677:15 and not to the Zoning Board of Adjustment.

11.6 Definitions

IMPACT FEE: A fee or assessment imposed upon development, including Subdivision, building construction or other land use change, in order to help meet the needs occasioned by that development for the construction or improvement of capital facilities owned or operated by the municipality, including and limited to water treatment and distribution facilities; wastewater treatment and disposal facilities; sanitary sewers; storm water, drainage and flood control facilities; public road systems and rights-of-way; municipal office facilities; public school facilities; the municipality's proportional share of capital facilities of a cooperative or regional school district of which the municipality is a member; public safety facilities; solid waste collection, transfer, recycling, processing and disposal facilities; public library facilities; and public recreational facilities not including public open space.

11.7 Effective Date

This Ordinance was adopted by the Legislative Body of the Town of Bristol acting at its duly warned annual meeting on March 11, 2003.

ARTICLE XII. SEXUALLY ORIENTED BUSINESS ORDINANCE *(Amended 2022)*

12.1 Authority

Pursuant to the authority conferred by chapter 674:16 of the New Hampshire Revised Statutes, the Town of Bristol adopts the following Ordinance regulating Sexually Oriented Businesses. This Ordinance shall be considered part of the Zoning Ordinance for the purposes of administration and appeals under State law. If any provision of this Ordinance differs or appears to conflict with any provision of the Zoning Ordinance or other Ordinance or regulation, the provision imposing the greater restriction or more stringent standard shall be controlling.

12.2 Purpose and Intent

The intent of this Article is to regulate deleterious secondary effects of sexually oriented businesses by enacting regulations with the following purposes:

Control and attenuate criminal conduct;

Protect neighborhood property values;

Prevent or reduce Town blight;

Protect and preserve public health;

Protect minors.

12.3 Site Plan Standards

The location, placement, and separation of sexually oriented businesses shall be established as follows:

12.3.1 **Zoning District Boundary Setback:** Sexually oriented businesses may not be located less than 300 feet from the boundary of any Zoning District in which such use is not allowed.

12.3.2 **Lot Setback:** Sexually oriented businesses may not be located less than the following distances from lot(s) containing certain existing land uses:

12.3.2.1 School Setback – 1,000 feet

12.3.2.2 Church Setback – 1,000 feet

12.3.2.3 Nursery/Daycare Setback – 2,500 feet

12.3.2.4 Publicly Owned Structure Setback – 500 feet

12.3.2.5 Residential Uses Setback – 500 feet

12.3.2.6 Other Sexually Oriented Businesses Setback – 750 feet

12.3.3 **Additional Findings Required:** In addition to the ordinary requirements for Site Plan approval, the Planning Board must also find that the Site Plan application for a sexually oriented business satisfies all of the following:

A. The use will not create excessive traffic congestion, noise, or odors;

B. The use will not tend to reduce the value of surrounding property;

C. Adequate provision has been made for sewage and water facilities;

D. Sufficient off-street parking will be available, and the plan will preserve the attractiveness of the Town.

12.3.4 The Planning Board may require the proposed site to be screened in such a manner that limits pedestrian and vehicular access to adjacent properties, but which does not restrict adequate lines of sight or create unsafe site conditions. This visual barrier shall be maintained by the owner of the property.

12.3.5 The site shall be maintained daily in a condition that is free and clear of any sexual paraphernalia or packaging.

12.4 Signs

Sexually oriented businesses may display sign(s) as permitted under 4.11 Signs, of the Zoning Ordinance:

12.4.1 **Content:** Signs shall not include nudity or include images or references to "specified sexual activities," whether actual or simulated, or "specified anatomical areas," or instruments, devices, or paraphernalia which are designed for use in connection with "specified sexual activities."

12.5 Content Screening

"Specified sexual activities," or "specified anatomical areas," including instruments, devices, or paraphernalia which are designed for use in connection with specified sexual activities," or their images, shall not be visible in any fashion whatsoever from the exterior of the building within which the business is located.

12.6 Saving Clause

The invalidity of any provision of this Ordinance shall not affect the validity of any other provision of this Ordinance.

12.7 Definitions

Pursuant to this Ordinance, the following definitions shall apply to sexually oriented businesses.

Adult Arcade: Any place to which the public is permitted or invited wherein coin operated or slug-operated or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, or other image-producing devices are maintained to show images to five (5) or fewer persons per machine at any one (1) time, and where the images so displayed are distinguished or characterized by the depicting or describing of "specified sexual activities," or "specified anatomical areas."

Adult Bookstore or Adult Video Store or Sex Shop: A business which, as one (1) of its principal business purposes, offers for sale or rental, or for any other form of consideration, any one (1) of the following:

A. Books, magazines, periodicals or other printed matter, photographs, films, motion pictures, video cassettes, or other video reproductions, slides, computer software, or other visual representations which depict or describe "Specified Sexual Activities," or "Specified Anatomical Areas."

B. Instruments, devices, or paraphernalia which are designed for use in connection with "Specified Sexual Activities."

Adult Cabaret: A nightclub, bar, restaurant, or similar commercial establishment or a private membership, fraternal membership, or social club which regularly features:

A. Persons who appear in a state of Nudity or Semi-Nudity; or

B. Live performances which are characterized by the exposure of "specified anatomical areas," or by "specified sexual activities," or

C. Films, motion pictures, video cassettes, slides, or other photographic reproductions, slide, computer software, or other visual representations which depict or describe "specified sexual activities," or "specified anatomical areas."

Adult Motion Picture Theater: An establishment where, for any form of consideration, films, motion pictures, video cassettes, or other video reproductions, slides, or other photographic representations are regularly shown which depict or describe "Specified Sexual Activities," or "Specified Anatomical Areas."

Adult Theater: Theater, concert hall, auditorium or similar place of public assembly, either indoors or outdoors in nature, which regularly features persons who appear in a state of nudity or semi-nudity or live performances which are characterized by the exposure of "specified sexual

anatomical areas," or by "specified sexual activities," which meets the definition of "harmful to minors," and/or "sexual conduct," as set forth in RSA 571-B:1.

Sexually Oriented Business: Any business whose "Principal Business Purpose," is to contain and/or operate any one (1) or a combination of the following:

A. An Adult Arcade

B. Adult Bookstore or Adult Video Store

C. Adult Cabaret

D. Adult Theater

E. Sex Shop or Sexual Encounter Center

Specified Anatomical Areas: Human genitals, anus, or female breasts.

Specified Sexual Activities: Means and includes any of the following:

A. Human masturbation, sexual intercourse, oral copulation or sodomy, actual or simulated, whether alone or between members of the same or opposite sex or between humans and animals.

B. Fondling or other touching of human genitals, pubic region, buttocks, anus, or female breasts.

C. Excretory functions, flagellation, or torture as part of or in connection with any of the activities set forth in A or B above.

12.8 Allowed District

A Sexually Oriented Business is allowed where permitted provided that it is otherwise lawful, meets all Zoning requirements, and conforms to the provisions of this Ordinance, including but not limited to the setback provisions of Section 12.3.

ARTICLE XIII. HISTORIC (OVERLAY) DISTRICT

13.1 Purpose and Intent *(Amended 2020)*

This Article reaffirms the goals of the Bristol Master Plan by working to preserve Bristol's historic structures and historic character. Specifically, it aims to recognize, preserve, enhance and perpetuate buildings, structures and sites within the Town having historic, architectural, cultural or design significance per RSA 674:45.

It is a public interest that the historic value of Bristol will be safeguarded by:

A. Preserving the heritage of the Town by providing for the protection of buildings, structures and sites representing elements of its history;

B. Enhancing visual character by encouraging and regulating the compatibility of new construction and alterations to existing buildings, structures and sites within the Historic District to reflect the Town's distinctive architectural identity, unique character and prevailing scale;

C. Fostering public appreciation of and civic pride in the beauty of the Town and its past accomplishments;

D. Strengthening the economy of the Town by protecting and enhancing the attractiveness of the community to residents, tourists and visitors;

E. Stabilizing and improving property values within the Town; and

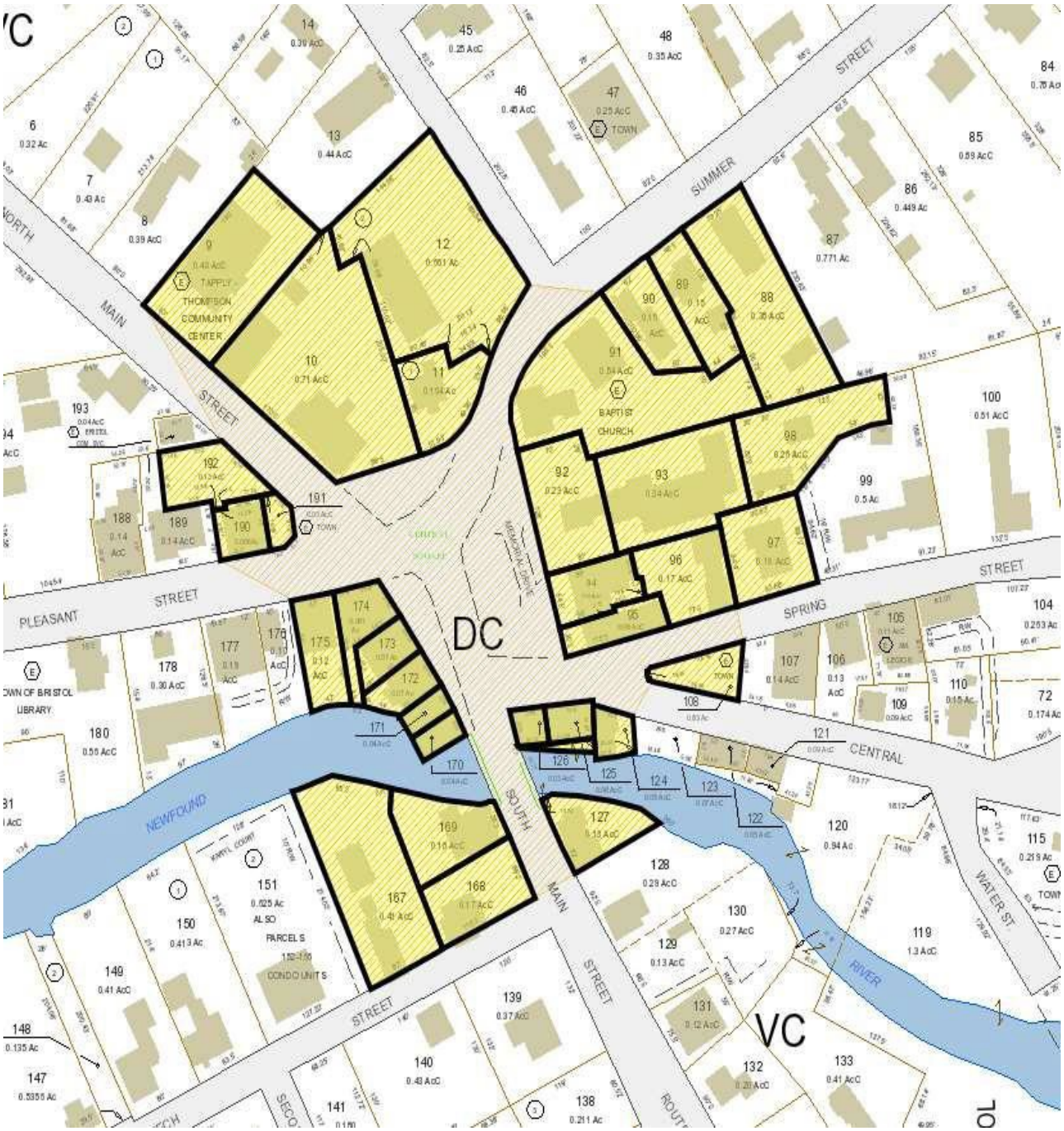
F. Promoting the use of Historic Districts for the education, pleasure, and welfare of the citizens of Bristol.

13.2 General Regulations

The minimum standards of the underlying Zoning District(s) shall apply in the Historic Overlay District. All uses permitted in the underlying Zoning District(s) are permitted in the Historic District. In case of any conflict between Historic District requirements and the other requirements of this Ordinance, the provision which imposes the greater restriction or higher standard shall be controlling.

13.3 Historic District Map *(Amended 2009, 2020)*

Incorporated as part of this Article, the Historic Overlay District, as described in a map entitled Historic Overlay District dated December 13, 2005, is hereby adopted in accordance with RSA 674:46 as an overlay to the official Zoning Map of the Town of Bristol (see map below). This map includes the properties in Bristol's central business district that as of 2005 were listed on the US Department of the Interior's National Register of Historic Places. In addition, an area comprised of those properties abutting the properties on the National Register will be included in the Historic District.



Historic Overlay District Map

The Bristol Historic District will include those primary and non-contributing properties in the outlined area on this map and all areas circumscribed within the outlined areas. Properties are indicated by their 2005 Bristol Tax Map number. Primary properties include Bristol Tax Map No. 114, plat nos. 010, 011, 091, 092, 094, 125, 126, 169, 170, 171, 172, 173 and 174. Non-contributing properties within the Historic District are Bristol Tax Map No. 114, plat nos. 093 and 095; abutting properties within the District include Bristol Tax Map No. 114, plat nos. 009, 012, 088,089, 090, 096, 097, 098, 108, 124, 127, 167, 168, 175, 190, 191 and 192.

13.4 Certificate of Approval Required

A Certificate of Zoning Compliance for repair, alteration, construction, relocation or demolition of any structure within the Historic District shall not be issued until and unless a Certificate of Approval is issued by the Historic District Commission in accordance with the provisions of Section 13.6. *(Amended 2025)*

13.5 Definitions

ALTERATION: As applied to a building or structure, means a change or rearrangement in the structural parts, or in the exit facilities, or an enlargement, whether by extending on a side or by increasing in height, or the moving from one (1) location or position to another.

ARCHITECTURAL FEATURE: Shall mean the architectural style, design, detail and general arrangement of outer surfaces of a building or structure that represent a time or region and that, if altered or removed, would affect the character of the external appearance of the building or structure. Examples of "architectural features," include but are not limited to the kind and texture of building materials and the type of and style of windows, doors, lights, cornices, roofs, porticos and other fixtures pertaining to such features.

CERTIFICATE OF APPROVAL (COA): A certificate of approval issued by the Historic District Commission indicating its approval of an application to alter, repair, construct, add onto, move, or demolish a building, structure or a site within a Historic District.

CONTRIBUTING RESOURCE (PROPERTY): Shall mean any building, structure, or site which contributes to the overall historic and architectural significance of the Historic District and was present during the period of historic significance, but which possesses some diminishment of significance due to alterations, disturbances, or other changes to the building, structure, or site. This diminishment of significance to the district is not so substantial as to prevent the building, structure or site from possessing historic and architectural integrity reflecting the character of that time or being capable of yielding important information about the historically significant period. Qualities of the building, structure or site which contribute to the overall historic and architectural significance of the Historic District include, but are not limited to, setback, massing, height, materials, architectural features and/or fenestration.

ECONOMIC HARDSHIP: Shall mean quantifiable or verifiable expenditures or fiscal loss that is unreasonable for the property owner to bear under the circumstances.

INTERIM SIGN: A non-electric sign constructed of cloth, canvas, fabric or other light material whose primary function is to identify a business while an application for a Historic District Commission Certificate of Approval for commercial signage of a permanent nature is pending and for a maximum of 60 days following approval by the Historic District Commission. *(Amended 2007)*

MASSING: A composition of two-dimensional shapes and three-dimensional volumes that defines the form of a structure in general outline rather than in detail and gives the impression of weight, density, and bulk.

NONCONTRIBUTING RESOURCE (PROPERTY): Shall mean any building, structure or site which does not contribute to the overall historic or architectural significance of the Historic District due to alterations, disturbances, or other changes to the building, structure or site, and therefore no longer possesses historic nor architectural integrity, or was not present during the period of historic significance or is incapable of yielding important information about that period. The building, structure or site may have qualities which do not detract from the overall character of the Historic District including, but not limited to, setback, massing, height and materials.

ORDINARY MAINTENANCE AND REPAIR: Shall mean work done to prevent deterioration, decay or damage to a building, structure or site, or any part thereof, by restoring the building, structure or site as nearly as practicable to its condition prior to such deterioration, decay or damage.

PRIMARY RESOURCE (PROPERTY): Shall mean any building, structure or site which contributes to the overall historic and architectural significance of the Historic District and was present during the period of historic significance and possesses historic and architectural integrity with little or no diminishment in value reflecting the character of that time or is capable of yielding important information about the historically significant period. Qualities of the building, structure, or site which contribute to the overall historic and architectural significance of the Historic District include, but are not limited to, setback, massing, height, materials, architectural features and/or fenestration.

SCALE: A certain proportionate size, extent, or degree, usually judged in relation to some standard or point of reference.

SIGNIFICANT TREE: Means any woody plant which has a circumference of 15 inches or more at a point four (4) feet from the ground.

13.6 Historic District Commission *(Amended 2007, 2009, 2013, 2020)*

In order to carry out the purpose of this Ordinance, the March 2005 Town Meeting gave the authority to create an Historic District Commission (HDC).

Powers and Duties

1. It shall be the duty of the HDC to develop regulations for accomplishing the goals of this Article within the Historic District, alongside other Town Ordinances and in conformance with the Bristol Master Plan.
2. Notwithstanding any inconsistent Ordinance, local law, code rule or regulation concerning the issuing of Certificates of Zoning Ordinance Compliance, no change in any architectural feature in the district shall be commenced without a Certificate of Approval from the HDC nor shall any Certificate of Zoning Ordinance Compliance for such change be granted without such a Certificate of Approval having first been issued. The Certificate of Approval required by this section shall be in addition to and not in lieu of any Certificate of Zoning Ordinance Compliance that may be required by any Ordinance, local law, code, rule or regulation of the Town of Bristol. Exceptions are declared in Section 13.6.B.4. *(Amended 2025)*
3. The HDC shall have the power to accept, review, and act upon all Certificates of Zoning Ordinance Compliance and the issuance of Certificates of Approval for applications situated within the boundaries of the Historic District. Such power of review and approval or disapproval shall be limited to those considerations which affect the relationship of the applicant's proposal to its surroundings, to the location and arrangement of structures, to the treatment of exterior architectural features and finish of structures, and the compatibility of the land uses within the district as may be deemed to affect the character and integrity of said district to achieve the purposes of this Article. For the purposes of this Article, the following activities shall be reviewed by the HDC: *(Amended 2013, 2025)*
   A. Erection, alteration, major repair, sandblasting, abrasive cleaning, relocation or demolition of a building or structure, and construction on any site;
   B. Erection, alteration or removal of any exterior, visible feature of a building or structure;

C. Construction, reconstruction or significant repair of any stone wall, fencing, sidewalk, street, paving, streetlight, traffic control device or pole; *(Amended 2009)*

D. Grading, excavation or removal of stone walls, fences, paving or significant trees.

E. Erection or display of any sign; provided, however that the HDC shall, as part of its regulations, establish specific design criteria for signs which will not require Commission approval, so that the Land Use Department may authorize signs which meet all of those criteria to be erected or displayed without the need of a Certificate of Approval from the HDC. Any person aggrieved by a decision of the Land Use Department concerning whether such criteria are met may appeal to the Zoning Board of Adjustment under Section 5.2 of the Zoning Ordinance. *(Adopted 2009; Amended 2013)*

4. The HDC is not required to review the following activities:

   A. Ordinary maintenance and repair of any architectural feature which does not involve removal or a change in design, dimensions, materials or outer appearance of such feature;

   B. Painting or repainting of buildings or structures.

   C. Use of interim signs. *(Amended 2007)*

5. The HDC shall consider the following criteria, in addition to others it may deem appropriate to the application, in passing upon the appropriateness of architectural features:

   A. General design and arrangement (density, scale, unity in composition).

   B. Exterior architectural features and the extent to which they harmonize with existing features found within the Historic District.

   C. All signs which are subject to view from a public street, way or place.

   D. The type or types of materials to be used on the structure (board and batten, clapboard, brick, fieldstone, granite or wood shakes, etc.).

   E. The type of roof (within the area there are several types of roof, depending on the era of construction: gable, salt box, hip, gambrel, etc.).

   F. Architectural detail (the relationship of detail may include cornices, lintels, arches, balustrades, railings, entrance doors, windows, dormers, chimneys, etc.).

   G. The type or types of materials used to construct or install paving, walks, walls, steps, etc. (asphalt, stone dust, cobbles, granite, bluestone, fieldstone, etc.).

   H. The type or types of material used to construct fencing or screening.

   I. The placement of and types of lighting fixtures, lights, poles, trash receptacles and vending machines.

6. The HDC may refuse to issue a Certificate of Approval for the erection, reconstruction, alteration, demolition, partial demolition or removal of any structure within the Historic District if in the opinion of the HDC such proposal would be detrimental to the interest of the Historic District and against the public interest of the Town.

7. The HDC may conduct surveys of buildings for the purposes of determining those of historic and/or architectural significance and pertinent facts about them, formulate recommendations concerning the preparation of maps, brochures, and historic markers for selected historic

and/or architectural sites and buildings, cooperate with and advise the governing body, the Planning Board and other municipal agencies involving historic and/or architectural sites and buildings; advise owners of the buildings of the advantages and disadvantages of preservation and restoration.

8. The HDC may adopt bylaws governing the composition and conduct of its meetings.

13.7 Interpretation *(Amended 2013)*

Nothing in this Ordinance shall be construed to prevent the construction, alteration, repair, moving or demolition of any structure under a Certificate of Zoning Compliance issued by the Land Use Department or any duly delegated authority prior to the establishment of such district.

13.8 Violations

Failure to comply with any of the provisions of this Ordinance shall be deemed a violation and the violator shall be liable to a fine as authorized by RSA 676:17 and subject to an order to cease and desist as authorized by RSA 676:17-a, injunctive relief as authorized by RSA 676:15, and local land use citation as authorized by RSA 676:17-b.

13.9 Appeals

Any person or persons jointly or severely aggrieved by a decision of the Historic District Commission shall have the right to appeal concerning such decision to the Zoning Board of Adjustment.

13.10 Validity

If any section, subsection, phrase, sentence or portion of this Ordinance is for any reason held invalid or unconstitutional by any court or competent jurisdiction, such portion shall be deemed a separate distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

13.11 Effective Date

This Ordinance shall take effect March 14, 2006.

ARTICLE XIV. SMALL WIND ENERGY SYSTEMS

(Adopted 2009; Amended 2013)

14.1 Purpose

This Small Wind Energy Systems Ordinance is enacted in accordance with RSA 674:62-66, and the purposes outlined in RSA 672:I-III-a. The purpose of this Ordinance is to accommodate Small Wind Energy Systems in appropriate locations, while protecting the public's health, safety and welfare. In addition, this Ordinance provides a permitting process for Small Wind Energy Systems to ensure compliance with the provisions of the requirements and standards established herein.

14.2 Definitions

METEOROLOGICAL TOWER (MET TOWER): Includes the tower, base plate, anchors, guy wires and hardware, anemometers (wing speed indicators), wind direction vanes, booms to hold

equipment for anemometers and vanes, data loggers, instrument wiring, and any telemetry devices that are used to monitor or transmit wind speed and wind flow characteristics over a period of time for either instantaneous wind information or to characterize the wind resource at a given location. For the purpose of this Ordinance, met towers shall refer only to those whose purpose is to analyze the environmental factors needed to assess the potential to install, construct or erect a Small Wind Energy System.

MODIFICATION: Any change to the Small Wind Energy System that materially alters the size, type or location of the Small Wind Energy System. Like-kind replacements shall not be construed to be a modification.

NET METERING: The difference between the electricity supplied to a customer over the electric distribution system and the electricity generated by the customer's Small Wind Energy System that is fed back into the electric distribution system over a billing period.

POWER GRID: The transmission system, managed by ISO New England, created to balance the supply and demand of electricity for consumers in New England.

SHADOW FLICKER: The visible flicker effect when rotating blades of the wind generator cast shadows on the ground and nearby structures causing a repeating pattern of light and shadow.

SMALL WIND ENERGY SYSTEM: A wind energy conversion system consisting of a wind generator, a tower, and associated control or conversion electronics, which has a rated capacity of 100 kilowatts or less and will be used primarily for onsite consumption.

SYSTEM HEIGHT: The vertical distance from ground level to the tip of the wind generator blade when it is at its highest point.

TOWER: The monopole, guyed monopole or lattice structure that supports a wind generator.

TOWER HEIGHT: The height above grade of the fixed portion of the tower, excluding the wind generator.

WIND GENERATOR: The blades and associated components mounted on top of the tower whose purpose is to convert kinetic energy of the wind into rotational energy used to generate electricity.

14.3 Procedure for Review

A. CERTIFICATE OF ZONING ORDINANCE COMPLIANCE: Small Wind Energy Systems and met towers are an Accessory Use permitted in the Rural District where structures of any sort are allowed. No Small Wind Energy System shall be erected, constructed, or installed without first receiving a Certificate of Zoning Ordinance Compliance from the Land Use Department. A Certificate of Zoning Ordinance Compliance shall be required for any physical modification to an existing Small Wind Energy system. Met towers that receive a Certificate of Zoning Ordinance Compliance shall be permitted on a temporary basis not to exceed three (3) years from the date the Certificate of Zoning Ordinance Compliance was issued. *(Amended 2013, 2025)*

B. APPLICATION: Applications submitted to the Land Use Department shall contain a Site Plan with the following information: *(Amended 2013)*

   1. Property lines and physical dimensions of the applicant's property as well as all areas of other properties located within 300 feet of the proposed system.
   2. Location, dimensions, and types of existing major structures on the property as well as all areas of other properties located within 300 feet of the proposed system.

3. Location of the proposed Small Wind Energy System, foundations, guy anchors and associated equipment.
4. Tower foundation blueprints or drawings drawn to scale.
5. Tower blueprints or drawings drawn to scale.
6. Setback requirements as outlined in this Ordinance.
7. The right-of-way or traveled way (as appropriate) of any public highway or private road or driveway located within 300 feet of the proposed system.
8. *(Amended 2021)*
   Any overhead utility lines.
9. Small Wind Energy System specifications, including manufacturer, model, rotor diameter, tower height, tower type, nameplate generation capacity.
10. Small Wind Energy Systems that will be connected to the power grid shall include a copy of the application for interconnection with their electric utility provider.
11. Sound level analysis prepared by the wind generator manufacturer or qualified engineer.
12. Electrical components in sufficient detail to allow for a determination that the manner of installation conforms to the NH State Building Code.
13. Evidence of compliance or non-applicability with Federal Aviation Administration requirements.
14. List of abutters to the applicant's property including addresses.

C. ABUTTER AND REGIONAL NOTIFICATION: In accordance with RSA 674:66, the Land Use Department shall notify all abutters and the local governing body by certified mail upon application for a Certificate of Zoning Ordinance Compliance to construct a Small Wind Energy System. The public will be afforded 30 days to submit comments to the Land Use Department prior to the issuance of the Certificate of Zoning Ordinance Compliance. The Land Use Department shall review the application for regional impacts per RSA 36:55. If the proposal is determined to have potential regional impacts, the Land Use Department shall follow the procedures set forth in RSA 36:57 IV. *(Amended 2013, 2025)*

D. NOTICES: Notices under C above shall inform the recipients of a date, at least 30 days from the date of the notice, upon which the certificate is proposed to be issued, and shall further inform recipients of where the application materials may be reviewed, and of the opportunity to submit written comments to the Land Use Department during the 30-day period. Any person aggrieved by the issuance of such a certificate may administratively appeal to the Zoning Board of Adjustment pursuant to Section 5.2 of the Ordinance and RSA 676:5. *(Amended 2013)*

14.4 Standards

A. The Land Use Department shall evaluate the application for compliance with the following standards:

1. SETBACKS: The setback shall be calculated by multiplying the minimum setback requirement multiplier by the system height and measured from the center of the tower base to property line, public roads, or nearest point on the foundation of an occupied building.

Minimum Setback Requirement Multipliers:

Occupied buildings on applicant's property:	0
Occupied buildings on abutting property:	1.5
Property lines of abutting property and utility lines:	1.1
Public roads:	1.5

a. Small Wind Energy Systems must meet all setbacks for principal structures for the Zoning District in which the system is located.

b. Guy wires used to support the tower are exempt from the Small Wind Energy System setback requirements.

2. TOWER: The maximum tower height shall be restricted to 35 feet above the tree canopy within 300 feet of the Small Wind Energy System. In no situation shall the tower height exceed 150 feet or 35 feet above the surrounding tree canopy, whichever is less.

3. SOUND LEVEL: The Small Wind Energy System shall not exceed 60 decibels using the A scale (dbA), as measured at the site property line, except during short- term events such as severe windstorms and utility outages.

4. SHADOW FLICKER: Small Wind Energy Systems shall be sited in a manner that does not result in significant shadow flicker impacts. Significant shadow flicker is defined as more than 30 hours per year on abutting occupied buildings. The applicant has the burden of proving that the shadow flicker will not have significant adverse impact on neighboring or adjacent uses. Potential shadow flicker will be addressed either through siting or mitigation measures.

5. SIGNS: All signs, including flags, streamers and decorative items, both temporary and permanent, are prohibited on the Small Wind Energy System, except for manufacturer identification or appropriate warning signs.

6. CODE COMPLIANCE: The Small Wind Energy System shall comply with all applicable sections of the NH State Building Code.

7. AVIATION: The Small Wind Energy System shall be built to comply with all applicable Federal Aviation Administration regulations including, but not limited to, 14 C.F.R. part 77, subpart B regarding installations close to airports, and the New Hampshire Aviation regulations including, but not limited to, RSA 422-b and RSA 424.

8. VISUAL IMPACTS: It is inherent that Small Wind Energy Systems may pose some visual impacts due to the tower height needed to access wind resources. The purpose of this section is to reduce the visual impacts without restricting the owner's access to the optimal wind resources on the property.

   a. The applicant shall demonstrate through project site planning and proposed mitigation that the Small Wind Energy System's visual impacts will be minimized for surrounding neighbors and the community. This may include, but not be limited to information regarding site selection, wind generator and tower design or appearance, buffering, and screening of ground mounted electrical and control equipment. All electrical conduits shall be underground.

   b. The color of the Small Wind Energy System shall either be the stock color from the manufacturer or painted with a non-reflective, unobtrusive color that blends in with the surrounding environment. Approved colors include, but are not limited

to, white, off-white or gray.

c. A Small Wind Energy System shall not be artificially lit unless such lighting is required by the Federal Aviation Administration (FAA). If lighting is required, the applicant shall provide a copy of the FAA determination to establish the required markings and/or lights for the Small Wind Energy System.

9. APPROVED WIND GENERATORS: The manufacturer and model of the wind generator to be used in the proposed Small Wind Energy System must have been approved by the California Energy Commission or the New York State Energy Research and Development Authority, or a similar list approved by the State of NH, if available.

10. UTILITY CONNECTION: If the proposed Small Wind Energy System is to be connected to the power grid through net metering, it shall adhere to RSA 362-A:9.

11. ACCESS: The tower shall be designed and installed so as not to provide step bolts or a ladder readily accessible to the public for a minimum height of eight (8) feet above the ground. All ground-mounted electrical and control equipment shall be labeled and secured to prevent unauthorized access.

12. CLEARING: Clearing of natural vegetation shall be limited to that which is necessary for the construction, operation and maintenance of the Small Wind Energy System and as otherwise prescribed by applicable laws, regulations, and Ordinances.

14.5 Abandonment

A. At such time that a Small Wind Energy System is scheduled to be abandoned or discontinued, the applicant will notify the Land Use Department by certified U.S. mail of the proposed date of abandonment or discontinuation of operations. *(Amended 2013)*

B. Upon abandonment or discontinuation of use, the owner shall physically remove the Small Wind Energy System within 90 days from the date of abandonment or discontinuation of use. This period may be extended at the request of the owner and at the discretion of the Land Use Department. "Physically remove" shall include, but not be limited to: (*Amended 2013)*

1. Removal of the wind generator and tower and related above-grade structures.

2. Restoration of the location of the Small Wind Energy System to its natural condition, except than any landscaping, grading or below-grade foundation may remain in its same condition at initiation of abandonment.

C. In the event that an applicant fails to give such notice, the system shall be considered abandoned or discontinued if the system is out of service for a continuous 12-month period. After the 12 months of inoperability, the Land Use Department may issue a Notice of Abandonment to the owner of the Small Wind Energy System. The owner shall have the right to respond to the Notice of Abandonment within 30 days from Notice receipt date. After review of the information provided by the owner, the Land Use Department shall determine if the Small Wind Energy System has been abandoned. If it is determined that the Small Wind Energy System has not been abandoned, the Land Use Department shall withdraw the Notice of Abandonment and notify the owner of the withdrawal. *(Amended 2013)*

D. If the owner fails to respond to the Notice of Abandonment or if, after review by the Land

Use Department, it is determined that the Small Wind Energy System has been abandoned or discontinued, the owner of the Small Wind Energy System shall remove the wind generator and tower at the owner's sole expense within three (3) months of receipt of the Notice of Abandonment. If the owner fails to physically remove the Small Wind Energy System after the Notice of Abandonment procedure, the Land Use Department may pursue legal action to have the Small Wind Energy System removed at the owner's expense. *(Amended 2013)*

14.6 Violation

It is unlawful for any person to construct, install, or operate a Small Wind Energy System that is not in compliance with this Ordinance. Small Wind Energy Systems installed prior to the adoption of this Ordinance are exempt from this Ordinance except when modifications are proposed to the system.

14.7 Penalties

Any person who fails to comply with any provision of this Ordinance or a Certificate of Zoning Ordinance Compliance issued pursuant to this Ordinance shall be subject to enforcement and penalties as provided in RSA 676:16 through 676:18. *(Amended 2013, 2025)*

ARTICLE XV. ACCESSORY DWELLING UNITS

15.1 Purpose

In accordance with RSA 674:71-73, this provision allows for the creation of an Accessory Dwelling Unit (ADU) as an accessory use to existing single-family detached dwellings. The purpose of this Ordinance is to provide more flexible, affordable housing options for residents and to support more efficient use of existing housing stock and infrastructure while maintaining the public health, safety, and aesthetics in Town.

15.2 Definition

"Accessory dwelling unit" means a residential living unit that is located on a lot containing a single-family dwelling that provides independent living facilities for one or more persons, including provisions for sleeping, eating, cooking, and sanitation, on the same parcel of land as the principal dwelling unit it accompanies. Accessory dwelling units may be constructed at the same time as the principal dwelling unit.

"Attached unit" means a unit that is within or physically connected to the principal dwelling unit or completely contained within a preexisting detached structure.

"Detached unit" means a unit that is neither within nor physically connected to the principal dwelling unit, nor completely contained within a preexisting detached structure. *(Amended 2026)*

15.3 Requirements and Standards

A. An ADU may be located on a lot only if:
   1. One (1) of the units on the lot is owner-occupied, and
   2. The principal structure on the lot is a single-family dwelling.

B. Only one (1) ADU shall be allowed per lot provided the lot is an existing lot of record. The

ADU may be located within, attached to, or detached from the principal single-family dwelling. *(Amended 2026)*

C. An ADU shall not be considered to be an additional dwelling unit for the purpose of determining minimum lot size.

D. The ADU shall not increase any non-conforming aspect of any existing structure.

E. The ADU shall comply with all the Zoning Regulations for a single-family detached dwelling including, but not limited to, setbacks, height limits, and lot coverage.

F. An ADU must be designed as follows: *(Amended 2026)*

   1. The ADU may not have more than two (2) bedrooms;
   2. The gross living area of the ADU shall be no less than 750 square feet and shall be no more than 950 square feet;
   3. The ADU must comply with all applicable State building, sanitation, and fire codes;
   4. For attached ADUs, an interior door shall be provided between the principal dwelling unit and the accessory dwelling unit;

G. One (1) off-street parking space per bedroom shall be provided for the ADU.

H. The applicant shall make adequate provisions for water supply and sewage disposal in accordance with RSA 485-A:38.

ARTICLE XVI. Floodplain Ordinance *(Amended 2024)*

This Article adopted pursuant to the authority of RSA 674:16, shall be known as the Town of Bristol Floodplain Ordinance. If any provision of this Ordinance differs or appears to conflict with another regulation the provision imposing the greater restriction or more stringent standard shall control. *(Amended 2021)*

Pursuant to RSA 674:57, by resolution of the Board of Selectmen, all lands designated as special flood hazard areas by the Federal Emergency Management Agency (FEMA) in its "Flood Insurance Study for the County of Grafton, NH" dated February 8, 2024, together with the associated Flood Insurance Rate Maps panels 33009C0991F, 33009C0992F, 33009C0993F, 33009C0994F, 33009C1011F, 33009C1013F, 33009C1015F, 33009C1018F, 33009C1019F, 33009C1160F, 33009C1176F, 33009C1178F, 33009C1180F, and 33009C1185F dated February 8, 2024, are declared to be part of the Town of Bristol Floodplain Ordinance and are hereby incorporated by reference.

The following regulations in this Ordinance shall apply to all lands designated as Special Flood Hazard Areas by the Federal Emergency Management Agency (FEMA) in its “Flood Insurance Study for the County of Grafton NH,” dated February 8, 2024 or as amended**,** together with the associated Flood Insurance Rate Map panels 33009C0991F, 33009C0992F, 33009C0993F, 33009C0994F, 33009C1011F, 33009C1013F, 33009C1015F, 33009C1018F, 33009C1019F, 33009C1160F, 33009C1176F, 33009C1178F, 33009C1180F, and 33009C1185F, dated February 8, 2024 or as amended, which are declared to be a part of this Ordinance and are hereby incorporated by reference. *(Amended 2024)*

16.1 Definition of Terms (*Amended 2021)*

The following definitions shall apply only to this Floodplain Ordinance and shall not be affected by the provisions of any other Ordinance of the Town of Bristol.

BASE FLOOD ELEVATION (BFE)
The elevation of the base (one 1% annual chance) flood referenced to a specified vertical datum (National Geodetic Vertical Datum of 1929 or North American Vertical Datum of 1988). *(Amended 2021)*

BASEMENT
Any area of a building having its floor subgrade on all sides.

BUILDING
See STRUCTURE

DEVELOPMENT
Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operation or storage of equipment or materials. *(Amended 2007)*

FEMA
Federal Emergency Management Agency

FLOOD OR FLOODING
A general and temporary condition of partial or complete inundation of normally dry land areas from: (a) The overflow of inland waters. (b) The unusual and rapid accumulation or runoff of surface waters from any source.

FLOOD INSURANCE RATE MAP (FIRM)
An official map incorporated with this Ordinance, on which FEMA has delineated both the special flood hazard areas and the risk premium zones applicable to the Town of Bristol.

FLOOD INSURANCE STUDY
An examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e. mudflow) and/or flood-related erosion hazards. *(Amended 2021)*

FLOODPLAIN or FLOOD-PRONE AREA
Any land area susceptible to being inundated by water from any source. See definition of FLOODING

FLOOD-PROOFING
Any combination of structural and non-structural addition, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitation facilities, structures and their contents.

FLOODWAY
See REGULATORY FLOODWAY

HIGHEST ADJACENT GRADE
The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

HISTORIC STRUCTURE
Any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminary determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered Historic District or a district preliminarily determined by the Secretary to qualify as a registered Historic District;
3. Individually listed on a State inventory of historic places in States with historic preservation programs which have been approved by the Secretary of the Interior; or
4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
    a. By an approved State program as determined by the Secretary of the Interior, or
    b. Directly by the Secretary of the Interior in States without approved programs.

LOWEST FLOOR
The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, useable solely for the parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided, that such an enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this Ordinance.

MANUFACTURED HOME
A structure, transportable in one (1) or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. For floodplain management purposes the term "manufactured home," includes park trailers, travel trailers, and other similar vehicles placed onsite for greater than 180 days. This includes manufactured homes located in a manufactured home park or Subdivision. *(Amended 2007)*

MANUFACTURED HOME PARK OR SUBDIVISION
A parcel (or contiguous parcels) of land divided into two (2) or more manufactured home lots for rent or sale. *(Amended 2007)*

MEAN SEA LEVEL
The National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map (FIRM) are referenced.

NEW CONSTRUCTION
For the purpose of determining insurance rates, structures for which the "start of construction," commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, new construction means structures for which the start of construction commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures. *(Amended 2007)*

RECREATIONAL VEHICLE
A vehicle which is (a) built on a single chassis; (b) 400 square feet or less when measured at the largest horizontal projection; (c) designed to be self-propelled or permanently towable by a light duty truck; and (d) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational camping, travel or seasonal use.

REGULATORY FLOODWAY
The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. *(Amended 2007)*

SPECIAL FLOOD HAZARD AREA (SFHA)
An area having flood, mudslides, and/or flood-related erosion hazards, and shown on the FIRM as Zone A or AE. *(Amended 2007, 2021)*

START OF CONSTRUCTION
Includes substantial improvements and means the date the Certificate of Zoning Ordinance Compliance was issued, provided the actual start of construction, repair, reconstruction, placement, or other improvement was within 180 days of the certificate date. The actual start means either the first placement of permanent construction of a structure onsite, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or part of the main structure. *(Amended 2013, 2025)*

STRUCTURE
For floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.

SUBSTANTIAL DAMAGE
Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50% of the market value of the structure before the damage occurred.

SUBSTANTIAL IMPROVEMENT *(Amended 2021)*
Any combination of repairs, reconstruction, alteration, or improvements to a structure in which the cost equals or exceeds 50% of the market value of the structure. The market value of the structure should equal: (1) the appraised value prior to the start of the initial repair or improvement, or (2) in the case of damage, the value of the structure prior to the damage occurring. For the purposes of this definition, "substantial improvement," is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. This term includes structures which have incurred substantial damage, regardless of actual repair work performed. The term does not, however, include any project for improvement of a structure required to comply with existing health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions or any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as "historic structure."

VIOLATION
The failure of a structure or other development to be fully compliant with the community's flood plain management regulations. *(Amended 2007, 2021)*

WATER SURFACE ELEVATION
The height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, (or other datum, where specified) of floods of various magnitudes and frequencies in the floodplains.

16.2 Permitting

All proposed development in any SFHA shall require a Certificate of Zoning Ordinance Compliance from the Land Use Department.

16.3 New Construction and Improvements

The Land Use Department shall review all Certificates of Zoning Ordinance Compliance applications for new construction or substantial improvements to determine whether proposed building sites will be reasonably safe from flooding. If a proposed building site is in an SFHA, all new construction or substantial improvements shall: *(Amended 2013, 2021)*

1. Be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;
2. Be constructed with materials resistant to flood damage;
3. Be constructed by methods and practices that minimize flood damages;
4. Be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment, and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

16.4 Water and Sewer

Where new or replacement water and sewer systems (including onsite systems) are proposed in an SFHA the applicant shall provide the Land Use Department with assurance that these systems will be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and onsite waste disposal systems will be located to avoid impairment to them or contamination from them during periods of flooding. *(Amended 2013)*

16.5 Required Information

For all new or substantially improved structures located in Zones A or AE, the applicant shall furnish the following information to the Land Use Department: *(Amended 2007, 2013)*

1. The as-built elevation (in relation to NGVD) of the lowest floor (including basement) and include whether or not such structures contain a basement.
2. If the structure has been flood-proofed, the as-built elevation (in relation to NGVD) to which the structure was flood-proofed.
3. Any certification of flood-proofing.

The Land Use Department shall maintain said material for public inspection and shall furnish it upon request. *(Amended 2013)*

16.6 State and Federal Laws

The Land Use Department shall not grant a Certificate of Zoning Ordinance Compliance until the applicant certifies that all necessary permits have been received from those government agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334. *(Amended 2013, 2021, 2025)*

16.7 Watercourses

A. In riverine situations, prior to the alteration or relocation of a watercourse, the applicant for such authorization shall notify the Wetlands Bureau of New Hampshire Department of Environmental Services and submit copies of such notification to the Bristol Land Use Department, in addition to the copies required by RSA 482-A:3. Further, the applicant shall

submit copies of said notification to those adjacent communities as determined by the Land Use Department. *(Amended 2007, 2013, 2021)*

B. The applicant shall submit to the Land Use Department certification provided by a registered professional engineer, assuring that the flood carrying capacity of an altered or relocated watercourse can and will be maintained. *(Amended 2013)*

C. Along watercourses with a designated Regulatory Floodway no encroachments, including fill, new construction, substantial improvements, and other development are allowed within the floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practices that the proposed encroachment would not result in any increase in flood levels within the community during the base flood discharge. *(Amended 2007)*

D. No building for human occupancy shall be permitted to be built within any floodway and no building for human occupancy shall have its first-floor level less than one (1) foot above any known flood elevation within a floodplain outside any floodway, as indicated on the Bristol FIRM. *(Amended 2021)*

E. Along watercourses that have not had a Regulatory Floodway designated, no new construction, substantial improvements, or other development (including fill) shall be permitted unless it is demonstrated by the applicant that the cumulative effect of the proposed development, when combined with all existing and anticipated development, will not increase the water surface elevation of the base flood more than one (1) foot at any point within the community.

F. The Land Use Department shall obtain, review, and reasonably utilize any floodway data available from the Federal, State, or other sources as criteria for requiring that all development located in Zone A meet the following floodway requirement: *(Amended 2013)*

   "No encroachments, including fill, new construction, substantial improvements, and other development are allowed within the floodway that would result in any increase in flood levels within the community during the base flood discharge." *(Amended 2007, 2013)*

16.8 Special Flood Hazard Areas (SFHA)

A. In SFHA's, the Land Use Office shall determine the base flood elevation in the following order of precedence according to the data available: *(Amended 2013,2021)*

   1. In A zones, the Land Use Department shall obtain, review, and reasonably utilize any base flood elevation data available from any Federal, State or other source including data submitted for development proposals submitted to the community (i.e., Subdivisions, site approvals.). Where a base flood elevation is not available or not known, the base flood elevation shall be determined to be at least two (2) feet above the highest adjacent grade. *(Amended 2007, 2013, 2021)*

   2. In zone AE, refer to the elevation data provided in the community's Flood Insurance Study and accompanying FIRM. *(Amended 2007)*

B. The Land Use Department base flood elevation determination will be used as criteria for requiring in zones A and AE that: *(Amended 2007, 2013, 2021)*

   1. All new construction or substantial improvement of residential structures have the lowest floor (including basement) elevated to at least one (1) foot above the base flood elevation; *(Amended 2021)*

2. That all new construction or substantial improvements of non-residential structures have the lowest floor (including basement) elevated to or above the base flood elevation; or together with attendant utility and sanitary facilities, shall: *(Amended 2021)*
    a. Be flood-proofed so that below the base flood elevation the structure is watertight with walls substantially impermeable to the passage of water; *(Amended 2021)*
    b. Have structural components capable of resisting hydrostatic and hydrodynamics loads and the effects of buoyancy; and
    c. Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions of this section.
3. All manufactured homes to be placed or substantially improved within SFHA's shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is at or at least one (1) foot above the base flood elevation; the pile or column foundation and structure attached thereto is anchored to resist flotation, collapse, and lateral movement due to the effects of wind and waterloads acting simultaneously on all building components. Water loading value used shall be those associated with the base flood. Wind loading values used shall be those required by applicable State and local building standards. *(Amended 2021)*
4. For all new construction and substantial improvements, fully enclosed areas below the lowest floor that are subject to flooding are permitted provided they meet the following requirements:
    a. The enclosed area is unfinished or flood resistant, usable solely for the parking of vehicles, building access or storage.
    b. The area is not a basement.
    c. Shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwater.

    Designs for meeting this requirement must be either certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria: a minimum of two (2) openings having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one (1) foot above grade. Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwater.
5. Recreational vehicles placed on sites within Zones A and AE shall either (i) be on the site for fewer than 180 consecutive days, (ii) be fully licensed and ready for highway use, or (iii) meet all standards of Section 60.3 (b) (1) of the National Flood Insurance Program Regulations and the elevation and anchoring requirements for "manufactured homes" in Section 16.8.B.3. *(Amended 2007, 2021)*

16.9 Variances and Appeals

A. Any order, requirement, decision or determination of the Land Use Department made under this Ordinance may be appealed to the Zoning Board of Adjustment as set forth in RSA 676:5. *(Amended 2013)*

B. If the applicant, upon appeal, requests a Variance as authorized by RSA 674:33, I, the applicant shall have the burden of showing in addition to the usual Variance standards under State Law:

1. That the Variance will not result in increased flood heights, additional threats to public safety, or extraordinary public expense.
2. That if the requested Variance is for activity within a designated regulatory floodway, no increase in flood levels during the base flood discharge will result.
3. That the Variance is necessary, considering the flood hazard, to afford relief.

C. The Zoning Board of Adjustment shall notify the applicant in writing that:

1. The issuance of a Variance to construct below the base flood level will result in increased premium rates for Flood Insurance up to amounts as high as $25.00 for $100.00 of insurance coverage; and
2. Such construction below the base flood level increases risks to life and property.
3. Such notification shall be maintained with a record of all Variance actions.

D. The community shall (i) maintain a record of all Variance actions, including their justification for their issuance, and (ii) report such Variances issued in its annual or biennial report submitted to FEMA's Federal Insurance Administrator.

ARTICLE XVI. Murals and Publicly Hung Paintings

(Adopted 2026)

17.1 Purpose

This ordinance is intended to help artists and community members understand the process and requirements for creating murals or publicly hung paintings. It outlines the necessary steps for obtaining permits and explains the standards for acceptable artwork. The Planning Board is responsible for evaluating the artwork's legibility, appropriateness for the community, message and theme, artistic quality, scale, and materials.

17.2 Definitions

MURAL: Any inscription, artwork, figure, urban wall art, marking, or design that is marked, etched, scratched, drawn, or painted on any property.

PUBLICLY HUNG PAINTING: Any design applied to canvas, wood, metal, vinyl, paper or

other material and attached to the side of a building.

PROPERTY: Any public or private property that is visible from a public right of way or public space.

PUBLIC ART/ARTWORK: A mural or publicly hung painting as described above.

17.3 Review Procedure

Artists or community groups wishing to create murals or publicly hung paintings must obtain the property owner's permission and apply for a Conditional Use Permit from the Planning Board.

17.4 Standards

These standards apply specifically to murals and publicly hung paintings and are separate from the standards that apply to signs.

1. Any Public Art/Artwork that serves to identify or promote a business shall be classified as signage. The inclusion of lettering, logos, or any references to products, businesses, brands, organizations, or services constitutes advertising and is strictly prohibited.
2. The sponsor or artist's credit (name / logo) is allowed but must not exceed 2% of the design.
3. Publicly hung paintings cannot cover windows, doors, or hinder exit routes.
4. Public Art/Artwork is allowed with a Conditional Use Permit in all districts. Any artist proposing a mural or publicly hung painting within the Historic District must also apply for and receive a Certificate of Approval from the Historic District Commission.
5. Public Art/Artwork will be reviewed after (1) one year. If the artwork remains well-maintained and visually appealing, and the owner wishes to keep it on display, a renewal permit may be issued. Standard filing fees will apply.
6. Public Art/Artwork must be appropriate in scale and compatible with neighborhood character. Appropriate scale will be determined by the Planning Board during the Conditional Use Permit review.
7. Any mural painted on a structure built before 1978 that needs paint removed for preparation must have the work done by a contractor certified in lead-safe practices.
8. Publicly hung paintings attached to walls must be secured flat against the building and able to withstand high winds and heavy rain.
9. Any changes to the artwork after the permit has been issued must be resubmitted to the Planning Board for review.
10. The Conditional Use Permit may be revoked by the Planning Board if it is determined that the artwork no longer complies with the submitted application.
11. The Planning Board may require removal or covering of murals and publicly hung paintings if they are in violation of this ordinance.
12. The Conditional Use Permit expires two (2) years after issuance if the approved mural or publicly hung painting has not been installed.

17.5 Maintenance

The property owner is responsible for the preservation and maintenance of the mural or publicly hung painting.

17.6 Abandonment

If Public Art/Artwork, including artwork installed before the adoption of this ordinance, remains in disrepair for a continuous period of at least 14 days, it will be considered abandoned. Upon this determination, the property owner must remove and/or restore the artwork within 30 days of receiving a violation notice from the Land Use Department.

17.7 Violation

It is unlawful for any person to construct or install Public Art/Artwork that does not comply with this ordinance. Artwork installed before the adoption of this ordinance is exempt, except when changes are proposed that alter its dimensions or design. Maintenance of legally nonconforming artwork is allowed. A violation of Article XVII shall be subject to the enforcement provision in this Zoning Ordinance as well as those articulated in RSA 676.

APPENDIX A. Zoning Map of Bristol

Editorial Note: The Zoning Map of Bristol can be found on the Town website.

APPENDIX B. Table of Allowed Uses by District

KEY

P | Permitted SPX | Permitted by Special Exception N | Not Permitted *N* | Dwelling units only permitted above the first floor (max. of 4 units)

USE	DISTRICT						
	Village Com.	Village Res.	Downtown Com.	Corridor Com.	Rural	Industrial	Lake
Accessory Building/Use	P	P	P	P	P	P	P
Agriculture	N	N	N	P	P	N	N
Amusement	P	N	P	N	N	N	SPX
Automotive Repair Services & Garages	P	N	N	N	N	P	N
Automobile Service Station	P	N	SPX	N	N	N	N
Bank	P	N	P	P	N	N	N
Bed & Breakfast	P	SPX	P	P	SPX	N	P
Boarding House	P	N	P	N	N	N	N
Boat Storage	N	N	N	N	N	N	SPX
Brew Pub	P	N	P	P	P	P	P
Child/Day Care Center	P	N	P	N	P	N	N
Church	P	P	P	N	N	N	SPX
Club	P	SPX	P	N	N	N	P
Cluster Development	N	SPX	N	N	P	N	P
Combined Dwelling/Business	P	N	P	P	P	N	N
Commercial Docking Facility	N	N	N	N	N	N	SPX
Commercial Enterprise	P	N	P	P	N	P	N
Condominium Docking Facility	N	N	N	N	N	N	SPX
Convenience Store	P	N	P	N	N	N	SPX
Distillery	P	N	P	P	P	P	P
Dwelling, Single-Family and Two-Family	P	P	P	P	P	N	P
Dwelling Unit, Efficiency	P	N	P	P	N	*N*	N
Energy Facility	N	N	N	P	P	P	N
Excavation	N	N	N	N	SPX	N	N
Forestry	N	N	N	P	P	N	N
Funeral Home	P	N	P	P	N	N	N
Greenhouse	P	N	SPX	P	P	P	N
Hall	P	N	P	N	N	N	N
Home Occupation	P	P	P	P	P	N	P
Hotel/Motel/Lodging Facility *(2000)*	SPX	N	N	P	N	N	SPX
Kennel	N	N	N	N	SPX	N	N
Light Industrial Facility	SPX	N	N	P	N	P	N
Manufactured Housing	N	N	N	N	P	N	N

KEY

P | Permitted SPX | Permitted by Special Exception N | Not Permitted *N* | Dwelling units only permitted above the first floor (max. of 4 units)

USE	DISTRICT						
	Village Com.	Village Res.	Downtown Com.	Corridor Com.	Rural	Industrial	Lake
Manufactured Housing Park	N	N	N	N	SPX	N	N
Manufacturing	N	N	N	N	N	P	N
Marina	N	N	N	N	N	N	SPX
Medical Facility	P	N	P	N	N	N	N
Mixed-Use Development	N	N	N	P	N	N	N
Multifamily Dwelling	P	N	P	N	SPX	N	SPX
Nano Brewery	P	N	P	P	P	P	P
Office	P	SPX	P	P	N	P	N
Outlet Store	N	N	N	N	N	P	N
Parking Facility	P	N	P	SPX	N	N	N
Personal Service	P	N	P	P	N	N	N
Presite Built Housing Sales	P	P	N	P	N	P	N
Printing Shop	N	N	N	N	N	P	N
Recreational Camping Park – Long-Term	N	N	N	N	SPX	N	SPX
Recreational Camping Park – Short-Term	N	N	N	N	SPX	N	SPX
Recreational Facility	N	N	N	N	SPX	N	SPX
Repair Shop	P	N	N	N	N	N	N
Research, Development, and/or Testing Facility	N	N	N	P	N	P	N
Residential Institution *(2000)*	SPX	SPX	N	SPX	N	N	N
Restaurant	P	N	P	SPX	SPX	P	SPX
Restaurant, (High-Impact)	P	N	P	N	N	N	N
Restaurant, (Take-Out)	P	N	P	N	N	N	P
Retail Sales	P	N	P	SPX	N	P	N
Retail Storage	P	N	P	N	N	N	N
Sales Room	P	N	N	N	N	N	N
School	P	P	P	P	N	N	N
Sexually Oriented Business	N	N	N	N	N	P	N
Shopping Center *(2000)*	SPX	N	N	N	N	N	N
Short Term Rental (2022)	N	SPX	SPX	P	P	N	P
Storage Yard	N	N	N	N	N	P	N
Trucking Facility	N	N	N	N	N	P	N
Veterinary Hospital	P	N	SPX	N	SPX	P	N
Warehouse and Wholesale Marketing	P	N	N	P	N	P	N
Warehouse Self-Service	P	N	N	SPX	N	P	N
Winery/Meadery	P	N	P	P	P	P	P
Yard, Barn, or Garage Sales	P	P	P	N	P	N	P