



**Planning Board
Notice of Public Hearing
Posted on March 15, 2024**

**NEW CASTLE, NH PLANNING BOARD
NOTICE OF PUBLIC HEARING ON ZONING ORDINANCE AMENDMENTS**

Pursuant to RSA 675:3 and 675:7, notice is hereby given that the New Castle Planning Board will hold a Public Hearing at 7pm on March 27, 2024 in the Macomber Room at the Commons on the following proposed amendments to the Zoning Ordinance to eliminate the definition of Grade and replace it with the definition of Grade Plane. Consequently, the definition of Height needs to be amended as does the Density and Dimensional Chart to include the new term, "Grade Plane".

(~~Strike through~~ means deleted text, **bolded and underlined text means added text**):

2.0 Definitions

2.3 Definitions

2.3.28 ~~Grade: With reference to a building or structure, means the average elevation of the ground adjoining the building or structure on the lowest side. When the ground slopes away from the exterior walls, the grade shall be established by the lowest points within the area between the building and the lot line or, when the lot line is more than six (6) feet from the building, between the building and a point six feet from the building.~~

2.0 Definitions

2.3 Definitions

2.3.28 **Grade Plane: The grade plane is a reference plane representing the average of the finished ground level adjoining the building at its exterior walls. Under conditions where the finished ground level slopes significantly away from the exterior walls, that reference plane is established by the lowest points of elevation of the finished surface of the ground within an area between the building and lot line, or where the lot line is more than 6 feet (1829 mm) from the building, between the building and a line 6 feet (1829 mm) from the building.**

2.3.32 Height: As applied to a building, means the vertical distance measured from the building line at the lowest grade **plane** on any side, to the highest point of the roof, excluding chimneys and similar projections that are usually appurtenant to the building.

4.2 Density and Dimensional Regulations

Table 1: Density and Dimensional Regulations, New Castle, N.H.

F Max. Building Height 2 ½ Stories above grade **plane**, not to exceed 32 ft.

A full copy of the proposed amendment is posted on the Town's website <https://www.newcastlenh.org/> under the "Town News" tab and available at the New Castle Town Office, 49 Main Street, during regular business hours.