



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

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

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 codify existing restrictions on Short Term Rentals.

**THE SECTION OF THE ORIGINAL ORDINANCE OUTLINED BELOW HAS BEEN IN OUR ZONING ORDINANCE FOR MANY YEARS. IT WAS DETERMINED IN THE RECENT PAST BY OUR TOWN ATTORNEY, THAT THIS LONG-STANDING ORDINANCE DID NOT ALLOW FOR SHORT TERM RENTALS BY AIRBnB AND OTHER PLATFORMS. SINCE THAT DECISION, OUR BUILDING INSPECTOR/CODE ENFORCEMENT OFFICER HAS SHUT DOWN ANY SHORT-TERM RENTAL THAT HAS COME TO THE TOWN'S ATTENTION.**

**THIS NEW PROPOSED ADDITION OF THE WORDS "SHORT TERM RENTAL" INTO THE LIST OF PROHIBITED USES MAKES IT EXPLICITLY CLEAR THAT THIS TYPE OF RENTAL IS NOT ALLOWED IN ANY DISTRICT IN NEW CASTLE. THIS IS NOT A CHANGE. IT IS A CLARIFICATION OF WHAT HAS ALWAYS BEEN THE CASE AND IS MEANT TO ELIMINATE ANY CONFUSION OR MISINTERPRETATION.**

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

4.0 District Regulations

4.1.2 Residential District (R-1)  
Prohibited Uses

2. Trailer camps, overnight cabins, hotels, motels, rooming and boarding houses, **short term rentals**, public bathhouses, public dance halls, roller skating rinks, bowling alleys, arcades, moving picture theaters, clubs, societies, gambling facilities or other places likely to cause the congregation of a large number of people except for an ecclesiastical or educational purpose;

4.1.6 Mixed Use District (MU):  
Prohibited Uses

2. Trailer camps, overnight cabins, rooming and boarding houses, **short term rentals**, bowling alleys, public dance halls, arcades, roller skating rinks, or gambling facilities.

**Additional Note: The other districts not specifically mentioned above do not need to be amended. Prohibited Uses in those districts state that all uses prohibited in the Residential District (R-1) are prohibited in those districts as well.**

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.