

## Application Narrative – Text Amendment

Applicant: Rosemarie P. Chirico

Date: April 20, 2026

The Applicant proposes to amend the Zoning Regulations to allow, as a permitted accessory use in the RR Zone, the processing and/or sale of firewood, subject to terms and conditions.

Specifically, the Applicant proposes to amend Table 5.1 to add Processing/Sale of Firewood as a Permitted (P) use in the RR zone.

Also, the Applicant proposes to amend Section 7, Accessory Use Regulations, to add a subsection as follows:

### Processing/Sale of Firewood

Accessory processing and/or sale of firewood shall be permitted in the RR Zone in accordance with the following criteria:

- a. The applicant must reside on the parcel;
- b. The parcel must contain a minimum lot size of 2 acres;
- c. No additional driveway curb cuts shall be permitted to serve the operation;
- d. Access from the public street shall have adequate line of sight for customers entering and exiting the site;
- e. An off-street loading area must be available to customers for picking up firewood;
- f. No processing operations shall be conducted within 50' of a property line;
- g. No storage of materials, equipment or supplies shall be located within the front yard, except for firewood sold at a farmstand, or within the required rear or side yards of the parcel;
- h. Operations are limited to being conducted by the resident of the property and no more than 1 non-resident or non-family employee;
- i. Operations shall comply with the Manchester Noise Ordinance;
- j. The applicant shall submit a plan and/or narrative to the Zoning Enforcement Officer to demonstrate compliance with the above.

The purpose of this application is to provide for specific regulatory authority for a property owner to engage in the processing and sale of firewood upon property located in the RR Zone. The Applicant maintains that the proposed use is similar to nurseries, sale of Christmas Trees and other agricultural uses that are permitted within the RR Zone. A number of the proposed criteria for approval are similar to restrictions contained in the Zoning Regulations for Agrotourism – Low Impact, Accessory Dwelling Units and Home Occupations, all uses also permitted in the RR Zone. These conditions will ensure that the accessory use does not result in negative impacts to neighboring properties.