

STATE OF NEW HAMPSHIRE

SENATE

REPORT OF THE COMMITTEE
FOR THE CONSENT CALENDAR

Wednesday, May 14, 2025

THE COMMITTEE ON Commerce

to which was referred **HB 342**

AN ACT

relative to the approval process for new
construction.

Having considered the same, the committee recommends that the Bill

OUGHT TO PASS WITH AMENDMENT

BY A VOTE OF: 6-0

AMENDMENT # 2025-2155s

Senator Tara Reardon
For the Committee

This bill would allow property owners to build on their property without seeking a variance for minimum lot size or lot coverage if the proposed building density conforms to the surrounding neighborhood as verified by the local planning board. Without this change, a property owner would have to obtain a variance; however, they are expensive and time-consuming. Setting the cap on minimum lot sizes based on what was in an existing neighborhood allowed rural communities to maintain their character as well as address their concerns over water and sewer. The Committee Amendment would clarify that this is applicable to residential properties, not commercial properties. It also would enable the governing body of municipalities to adopt C-PACER districts instead of waiting for a warrant article.

Aaron Jones 271-2609

FOR THE CONSENT CALENDAR

COMMERCE

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