



ZONING ORDINANCE

TOWN OF PIERMONT, NEW HAMPSHIRE

AMENDED AS OF
3-14-2017

ZONING ORDINANCE
TOWN OF PIERMONT, NH

Enacted - March 9, 1971
Amended - March 6, 1973
Amended - March 2, 1976
Amended - March 11, 1986*
Amended - March 13, 1990*
Amended - March 8, 1994
Amended - March 9, 1999
Amended - March 11, 2003
Amended - March 8, 2005*
Amended - March 13, 2007*
Amended - March 9, 2010
Amended - March 8, 2011
Amended - March 10, 2015
Amended - March 14, 2017

***These amendments adopted revised Flood Insurance Ordinance and Flood Plain Boundary Maps only.**

The complete Flood Insurance Ordinance and FIRM Map is on file in the Piermont Town Clerk's Office.

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TOWN OF PIERMONT, NH

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PART II

ARTICLE I

PREAMBLE

Section 1. AUTHORITY

In pursuance of authority conferred by Chapter 674 of the N.H. Revised Statutes Annotated (hereafter referred to as RSA) and in order to put into effect the policy and proposals of the Town's Comprehensive Plan, the following Ordinance is hereby enacted by the voters of the Town of Piermont, New Hampshire.

Section 2. EFFECTIVE DATE

This Ordinance shall take effect immediately upon its adoption.

Section 3. TITLE

This Ordinance shall be known, and may be cited, as the "Town of Piermont, N.H. Zoning Ordinance of 1971", hereafter referred to as "this Ordinance".

Section 4. PURPOSE

- a. To promote the health, safety, and general welfare of the Town.
- b. To assist in preventing the depreciation of property values.
- c. To promote the orderly development of the Town.
- d. To protect the natural and scenic beauty of the Town.

ARTICLE II

ADMINISTRATION

- a. This Ordinance shall be administered by a Zoning Administrator who shall be appointed by the Board of Selectmen for a term of three years and the Administrator is hereby given the authority and power to administer the provisions of this Ordinance.

- b. The Administrator shall provide information regarding the application of the provisions of the Ordinance, shall explain and establish the clerical procedures to be followed, and shall issue all permits as may be required by this Ordinance.
- c. The Administrator shall investigate possible Ordinance violations either on his own initiative or upon request. After determining that a violation exists, the Administrator is authorized to notify the violator in writing and demand abatement or correction of the violation within a designated reasonable period.
- d. If the violation is not abated or corrected within the period designated, the Administrator shall request the Board of Selectmen to initiate appropriate legal action.
- e. Violations continuing beyond the designated period shall be punishable by a fine of not more than ten dollars for each day each violation may continue to exist.

ARTICLE III

GENERAL PROVISIONS

Section 1. AMENDMENTS

This Ordinance may be amended in accordance with the provisions of RSA 674.

Section 2. SEPARABILITY

Should any section, sub-section, paragraph, or part of this ordinance legally be declared invalid, it shall not effect the validity of the remainder of the Ordinance.

Section 3. CONFLICTING PROVISIONS

As covered by RSA 674.14, whenever the regulations of this Ordinance differ from those prescribed by any statute, ordinance, or other regulation, including deeds or covenants, which provision which imposes the greater restriction or higher standard shall govern.

Section 4. NON-CONFORMING USES

This Ordinance shall not apply to existing structures nor to the existing use of any building, mobile home, or trailer, but it shall apply to any alteration of a building for a purpose or in a manner substantially different from the use to which it was put before alteration. A non-conforming use shall not be re-established after discontinuance for one year except to a use conforming to the regulations of this Ordinance.

ARTICLE IV

DEFINITIONS

Agriculture - Farming: A wide variety of activities related to: the tillage of the soil; production of compost; the raising and sale of livestock, horses, birds, fish and insects, including the use, storage and transportation of agricultural equipment, materials and supplies; marketing of any of the above items. Refer to RSA 21:34a for complete definition. (Adopted March 14,2017)

Condominium: A multi-unit residential building designed for separate ownership of each unit.

Dwelling, seasonal: A dwelling used on an intermittent basis, such as, but not limited to, a vacation home, summer cottage or hunting or fishing camp, for not more than a total of 183 days in any 365 day period.

Mobilehome: A transportable single family dwelling unit suitable for year-round occupancy having the same water supply, waste disposal, and electrical conveniences as immobile homes. A mobile home shall have a minimum body area of 500 square feet.

Mobilehome Park: A parcel of land which has been planned and improved for the non-transient placement of two or more mobilehomes.

Non-conforming Use: The use of land and the use or location of a building or structure at the time this Ordinance became effective which does not conform to the regulations of this Ordinance.

Residence: One or more rooms providing complete living facilities.
(Amended March 8, 2011)

Residential Building: A building that is constructed for or designed or used as one or more residences. (Amended March 8, 2011)

Special Exception: Use of a building or lot, or the placement of signs, which may be permitted under the Ordinance only upon application to the Board of Adjustment and subject to the approval of that Board in accordance with the provisions of Article V, Section 4.

Substantial Improvement: Any repair, reconstruction or improvement of any structure, the cost of which equals or exceeds 50 percent of the actual cash value of the structure either a) before the improvement is started, or b) if the structure has been damaged and is being restored, before the damage occurred. Should such value be undetermined at the time (a, b) the services of a professional appraiser, or other means, agreeable to both Town and landholder will be utilized. (This definition was adopted by vote of the Townspeople of Piermont at the Annual Town Meeting of March 2, 1976).

Temporary Disability Structure: A temporary disability structure to benefit the quality of life for disabled persons. (Adopted March 10, 2015)

Trailer: Equipment for travel, camping, vacation, and recreational use:

- a. Travel trailer: A vehicular portable structure built on a chassis, having a maximum width of 8' and a maximum body length of 32'.
- b. Pick-up coach: A structure mounted on a truck chassis.
- c. Tent trailer: A canvas folding structure mounted on wheels.
- d. Motor camper: A portable dwelling constructed as an integral part of a self-propelled vehicle.

Trailer Park: A parcel of land which has been planned and improved for the use of two or more trailers on a transient basis.

Traveled Road: A road or highway maintained by the Town or State for normal traffic usage.

Variance: Such departure from the terms of this Ordinance as the Board of Adjustment, upon application, is empowered to authorize in specific cases in accordance with the provisions of Article V, Section 5.

Yard Sale: The term yard sales includes garage sales, barn sales, moving sales, yard sales and all similar sales selling unwanted, used household type items. (Adopted March 10, 2015)

ARTICLE V

BOARD OF ADJUSTMENT

Section 1. **CREATION**

A Board of Adjustment, having 5 members, is hereby created in accordance with, and shall have the terms and powers hereby conferred upon the Board of Adjustment, by the provisions of RSA 31. The first Board of five members shall be appointed by the Board of Selectmen as soon as possible after the effective date of this Ordinance. Thereafter, one replacing member shall be elected at each succeeding Annual Town Meeting.

Section 2. ADOPTION OF RULES

The Board shall adopt rules to govern its proceedings in accordance with the provisions of this Ordinance and the provisions of RSA 674.

Section 3. APPEALS

As defined by RSA 674:33,I (a), the Board has the power to hear and decide appeals where it is alleged there is error in any order, requirement, decisions, or determination made by an administrative official in the enforcement of this Ordinance.

Section 4 SPECIAL EXCEPTION

As defined by RSA 674:33,IV, the Board has the power to hear and decide applications for Special Exception uses as provided for in this Ordinance, and the Board may, in appropriate cases and subject to appropriate conditions and safeguards, as determined by the Board, authorize the Zoning Administrator to issue a permit for each Special Exception use. Before an application is approved, the Board shall determine that:

- a. The proposed site is an appropriate location for such use.
- b. The use will not adversely effect the neighborhood.
- c. The proposed architecture and landscaping will not be detrimental to the general character of the neighborhood.
- d. The use complies with all regulations established by this Ordinance.

Section 5. VARIANCE (Amended March 8, 2011)

As defined by RSA 674:33, I (b), the Board has the power to authorize, upon appeal in specific cases, a variance from the terms of this Ordinance, only where it finds that all the conditions below apply. If a variance is authorized, the Board shall notify the Zoning Administrator of the details of such authorization.

1. The variance will not be contrary to the public interest.
2. The spirit of the ordinance is observed.
3. Substantial justice is done.
4. The values of surrounding properties are not diminished.
5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.

- a) For purposes of this subparagraph, “unnecessary hardship” means that, owing to special conditions of the property that distinguish it from other properties in the area:
 - (i) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property; and
 - (ii) The proposed use is a reasonable one.
- b) If the criteria in subparagraph (a) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

The definition of “unnecessary hardship” set forth in subparagraph 5 shall apply whether the provision of the ordinance from which a variance is sought is a restriction on use, a dimensional or other limitation on a permitted use, or any other requirement of the ordinance.

Section 6. REQUEST BASIS

A request cannot be taken to or granted by the Board of Adjustment for both a Special Exception and a Variance at the same time, or concurrently, for the same case, use, structure, or lot.

Section 7. REQUEST FOR WRITTEN OPINION FROM THE CONSERVATION COMMISSION (adopted March 9, 2010)

The Zoning Board of Adjustment will seek a written opinion from the Conservation Commission on all applications received by the Board for Special Exceptions and/or Variances that involve properties that are subject to the provisions of the N.H. Comprehensive Shoreline Protection Act

ARTICLE VI

PERMITS

Section 1. REQUIRED

- a. Permits must be obtained before any action is taken to construct a residence or install a mobilehome not serviced by an off-site sewage system. In the designated flood hazard area the permit requirement extends to all structures, residential, non-residential,

commercial, industrial or agricultural. (This amendment was adopted by the Townspeople of Piermont at the Annual Town Meeting of March 2, 1976).

b. Permits must be obtained before any action may be undertaken due to a favorable decision by the Board of Adjustment on an application for a Special Exception use or on an application for a Variance.

Section 2. APPLICATIONS

a. Two copies of an application shall be submitted.

b. An application shall include plans showing the shape, dimensions, size, and location of the lot involved, the intended use of the lot and other information that may be required by the issuing authority

c. Where the use of a lot requires a sewage disposal system, proof shall be submitted that approvals required by state law have been obtained.

Section 3. ISSUING AUTHORITY

When proposed land usage as defined by Section 1-a and 1-b above has met all applicable provisions of this Ordinance, a permit shall be issued by the Zoning Administrator.

Section 4. TRANSFERABILITY

No permits issued under the provisions of this Article shall be transferable.

ARTICLE VII

ESTABLISHMENT OF DISTRICTS

Section 1. DISTRICTS

For the purposes of this Ordinance the Town of Piermont is hereby divided into the following districts:

L. Lake District

V. Village District

R. Rural District

Section 2. ZONING MAP

- a. The boundaries of the Districts provided for in Section 1 are and shall be established as shown on the map entitled “Piermont, New Hampshire Zoning Map of 1971”, which map is hereby declared to be a part of this ordinance. (Map amended March 6, 1973.)
- b. Based on information furnished by the Soil Conservation Service, U.S.Department of Agriculture, the following overlays, delineating recognized extents of naturally occurring land characteristics, are supplemental to the Zoning Map and are declared to be part of this Ordinance.

Overlay No. 1. Area adjacent to the Connecticut River recognized as being susceptible to the hazard of flooding.

Overlay No. 2. Wetlands and those areas having a predominant slope gradient of 25% or greater.
- c. The official copy of the Zoning Map shall be on file with the Town Clerk.
- d. Where uncertainty exists as to the location of the boundary, the Board of Adjustment shall determine its location.
- e. The Flood Insurance Rate Map (FIRM) for Piermont, issued by the Federal Emergency Management Agency is supplemental to this Ordinance where applicable. (This was adopted by vote of the Townspeople of Piermont at the Annual Town Meeting of March 13, 1990)

ARTICLE VIII

REGULATION OF USES

Section 1. APPLICATION

After the enactment of this Ordinance the regulations specified in this Article shall be followed as they may apply and permitted uses shall NOT require a permit or Board of Adjustment approval unless so stated.

Section 2. PERMITTED USES

2.1 Agriculture

Agriculture, including dairying, poultry raising, or other generally accepted land uses for farm purposes is permitted in any district.

2.2 Alteration, Enlargement, or Construction (as amended March 11, 2003)

- a. Alteration or enlargement of any established farm or residential building is permitted.
- b. Alteration or enlargement of any established business building not involving the installing of a sewage disposal system is permitted providing the nature of the business is not changed.
- c. Construction of an accessory farm building or structure is permitted.
- d. Construction of an accessory building or structure, not for human occupancy, on the property where a principal residence is located is permitted.
- e. In all districts, a detached seasonal guest cottage may be constructed as an accessory structure, on the same property as a primary single-family residence, exclusively for the use of the occupants of the primary residence and their non-paying guests, subject to the following standards:
 1. The floor area of the cottage cannot be greater than 300 square feet.
 2. No part of the cottage may be rented, leased, converted to a condominium or sold separately without subdivision approval.
 3. Unless subdivision approval is obtained, the cottage shall have no permanent or built-in kitchen facilities and must remain physically incapable of being used as a permanent dwelling.

2.3 Earth Removal

The removal of earth is permitted in any District for private use or for sale. If a pit results from such removal, no pit shall be left in an unsightly or hazardous condition for more than 60 days after completion of a particular job or after the use of the site as a source of supply.

2.4 Forest Products

The growth and harvesting of forest products is permitted in any District providing the disposal of slash conforms to the requirements of RSA 224:44-b.

2.5 Junk Yards

A junk yard or a place for the storage of discarded machinery, vehicles, or scrap materials will only be permitted in the Rural District if maintained in strict accordance with RSA 236:111-129. This statute specifies that no junk yard may continue for more than one year unless it complies with the regulations contained therein.

2.6 Mobilehomes

- a. The establishment of a mobilehome for dwelling purposes shall only be permitted in the Rural District.
- b. A mobilehome so established shall be placed on a foundation and be skirted by material of a permanent nature.
- c. The placement of a mobilehome for use as a residence or office in connection with construction or other work being performed in Piermont and having a definite completion date may be permitted in a location adjacent to the work area on a temporary basis under the Special Exception use provision of Article V, Section 4.
- d. See Article VI regarding the need for permits.

2.7 Non-residential uses

As specified below, the use of land for non-residential purposes, including related on-premise advertising signs, may be permitted under the Special Exception use provisions of Article V, Section 4. These uses shall be permitted in all Districts.

- a. Non-residential uses shall include, but are not limited to: a retail establishment; personal service establishment; garage or filling station; inn; motel; club; boys or girls camp; nursing home; mobilehome park or trailer park; recreation areas or parks; lumber processing; kennel; research or similar laboratory; industry for the manufacture or assembly of small parts or products; off-premise directional or advertising signs.
 1. Application for off-premise signs shall include proposed location, size and description of such signs and the Board of Adjustment shall have the authority to limit the size and number of signs that may be used. If applications are approved, the Board of Adjustment, in authorizing the issuance of permits, may specify renewal dates for such permits.

2.8 Other Building and Land Use

A church, or school, library or other municipal building, or the use of land for a cemetery or for the Town disposal of garbage or rubbish is permitted in any District.

2.9 Residence

- a. The construction of single family residences is permitted in any district.
- b. No more than one residential building is permitted on a lot unless specifically permitted under this Ordinance. (Amended March 8, 2011)

- c. Condominiums, or apartment buildings not exceeding 3 stories or 42' in height, as measured from the average finished building front grade, may be permitted in any District under the Special Exception use provisions of Article V, Section 4.
- d. The construction of cottages for seasonal use is only permitted in the Lake and Rural Districts.
- e. See Article VI regarding the need for permits.

2.10 Residential Usage

Residences in any District may be used as an office for a recognized profession, for home occupations of a personal service nature, for the sale of home manufactured craft or food products, and the rental of rooms to transients provided such uses are carried on exclusively by a resident of the premises, entirely within the residence, and provided such use is secondary to the use of the residence for dwelling purposes. (Amended March 8, 1994)

2.11 Signs (as amended March 8, 1994)

The restrictions and prohibitions with regard to signs in the Town of Piermont as set forth in this Ordinance shall not apply to such signs in existence as of the effective date of the Ordinance which do not conform to such regulations and prohibitions. The installation of signs shall be permitted as specified in other sections of this Ordinance, or as designated below, but all signs shall be subject to the following regulations:

- a. Official Town, State, or Federal signs shall be exempt from these regulations.
- b. Permitted signs shall be limited to those advertising a place of business located in the Town of Piermont.
- c. No sign shall:
 1. Be placed in a manner that will endanger traffic by obscuring the view, by confusion with official signs, or by glare.
 2. Be illuminated by the use of neon, colored, or flashing lights nor shall these methods of illumination be used, as such, for advertising purposes.
 3. No sign shall have a maximum height of more than twenty (20) feet above ground level. No sign on a building shall be located more than twenty (20) feet above ground level. No sign shall extend above the roof line of any building on the premises. No sign shall be placed upon or be supported by a tree, rock, or other natural object. Any motor vehicle primarily used to display a sign shall be subject to any and all regulations as contained in this Article.

d. Size of Signs

- 1 On-Premise Signs: The total area of on-premise signs on any lot shall be limited to twelve (12) square feet per side for businesses and six (6) square feet for dwellings.
- 2 Directional Signs: The area of a directional sign shall not exceed six (6) square feet.

e. Removal of Signs:

Temporary signs, such as yard sales, weddings, etc. must be removed within 96 hours of posting.

2.12 Trailers

- a. Trailers, owned by residents of Piermont, may be parked or stored by the owner on the property where his principal residence is located, but they shall not be used as a permanent residence.
- b. The parking of trailers by non-residents is permitted when used for camping, vacation, or recreational purposes, but no trailer shall be parked on a year-round basis where it can be seen from any traveled road or highway or from any residence in Town.

2.13 Yard Sale Ordinance (as amended March 14, 2017)

The purpose of yard sales - including garage sales, barn sales, moving sales - is to sell unwanted, used household type items. Under no circumstances should such sales be considered to be a home-based business or a “flea market” or any other activity for selling new merchandise or goods unrelated to a homeowner’s personal property. Agricultural sales as defined in RSA 21:34a are exempt from this ordinance. The number of yard sales held along a public roadway will be limited to three (3) days per month, four (4) times a year per property owner or tenant[s]. Anyone wishing to operate a yard sale shall notify the Piermont Police Department no less than 24 hours prior to the sale. Notification shall include the location of the sale and the proposed times and dates of the event.

The violation of this Ordinance shall be punishable by a fine of fifty (50.00) dollars for each day the offense continues.

2.14 Telecommunications Facility Ordinance

See Addendum A (adopted March 9, 1999)

Section 3 LAND USE LIMITATIONS

Where uses are planned on land of such character as shown on the overlays referred to in Article VII, Section 2-b as to be detrimental to the health and welfare of the general public due to inherent natural use limitations, plans shall be submitted in sufficient detail to enable the Board of Adjustment to consider such usage as a Special Exception use as covered by the provisions of Article V, Section 4 as well as the objectives outlined below:

- a. In reviewing proposed uses in hazardous flood areas, wetlands where the water table is at or near the ground surface for 7 to 9 months of the year or the soil is completely saturated most of the year, or on slopes of more than 25%, the prevention of the following shall be given due consideration:
 1. The hazards to buildings or land uses due to flooding
 2. The pollution of surface or ground water by sediment or sewage.
 3. The diversion of flood waters to other areas.
 4. The diversion of the natural flow and drainage of water
 5. The acceleration of erosion due to the removal or alteration of soil.

3.1 Flood Plain Management Ordinance

See Addendum B (adopted March 8, 2005) – amended March 13, 2007

Section 4 OTHER REGULATIONS

4.1 Fire or Ruins

No owner or occupant of land in any district shall permit fire or other ruins to be left and they shall be removed or leveled and buried within one year.

4.2 Sanitary Requirements

Sanitary systems for buildings or mobilehomes shall be constructed and maintained in strict accordance with the laws and Regulations of New Hampshire State Department of Health, and the Rules, Regulations, Standards and Procedures of the New Hampshire Water Supply and Pollution Control Commission.

4.3 Wells

All wells whether abandoned or in use, shall be adequately covered by the owner of the property where located.

4.4 The Installation of a Temporary Structure(s) to facilitate and benefit the Quality of Life for a permanently or temporarily disabled Person

(Adopted March 10, 2015)

These structures may affect the minimal dimensional requirements and require the approval of the Zoning Administrator who will issue a permit for the installation(s). Proof of disability will be required, such as a doctor's or a hospital notification of such requirement. The structure must be temporary, and the removal must be swift and leave no damage to the existing structure when the requirement has ceased or a sale of the property has occurred.

4.5 Minimal Dimensional Requirements (as amended March 6, 1973; March 8, 1994, and March 9, 1999)

- a. Building lot size: 1 acre
- b. Front lot width: Front Lot Width shall mean the width of the lot measured along its common boundary with the public right of way line. Front Lot Width is 100 feet measured along that common boundary line.
- c. Front set-back: All parts of a building or mobilehome must be set back at least 50 feet from the centerline of any road or highway.
- d. Rear set-back: All parts of a building or mobilehome must be set back at least 20 feet from the side boundaries of any lot.
- e. Side set-back: All parts of a building or mobile home must be set back at last 20 feet from the side boundaries of any lot.
- f. Side set-back: All parts of a detached accessory structure must be set back at least 6 feet from the side boundaries of any lot.
- g. River, stream, brook or lake set-back: All parts of a building or mobile home must be set back at least 75 feet from any such body of water,
- h. Flood Plain set-back: See Addendum B, Flood Plain Management Ordinance (adopted March 8, 2005) – amended March 13, 2007
- i. The building lot size of one acre may be reduced upon approval of the Water Supply and Pollution Control Commission when an off-site sewage disposal system is available but all other minimum dimensional requirements shall continue to apply.

4.6 District Boundaries (as amended March 6, 1973)

Lake District

1. Start at Haverhill town line 500' northwest of centerline of Lily Pond Road.
2. Follow line southward parallel to Lily Pond road, 500' west of it, until brook draining Lily Pond is reached.
3. Follow this brook to Route 25C.
4. West on Route 25C to juncture with Eastman Brook.
5. Follow Eastman Brook downstream to juncture with Cross Road Brook.
6. Follow Cross Road Brook upstream to point 500' west of North-South Road.
7. Go in southerly direction parallel to and 500' west of North-South Road for approximately 1 1/8 miles to unnamed brook shown on map.
8. Follow this brook upstream to centerline of North-South Road.
9. Thence, on a line due south for approximately 2 7/8 miles to intersection of Piermont Heights Road by Orford Town Line.
10. Thereafter, follow Orford, Wentworth, Warren and Haverhill town lines to starting point.

Village District

From the traffic light at the intersection of Routes 10, 25 and 25C follow along route 10 southerly a distance of 1 1/2 miles and also a like distance to the north. The southern boundary falls at the Orford line. The northern boundary is Szuch Road.

From the same traffic light follow along Route 25 westerly a distance of approximately 2 miles and also a like distance to the east on route 25C. The western boundary is the Connecticut River bank. The eastern boundary falls at Barton Road.

Within the above boundaries, the District shall generally be that area enclosed within the lateral boundaries of a line 500' away from the highway measured each side of the centerline and perpendicular to Routes 10, 25 or 25C, whichever shall apply.

Specifically:

1. Starting with a line 1,000' long perpendicular to Route 10, extending 500' each

- side of centerline of Route 10, and located at the centerline of Szuch Road.
2. From the westerly extremity of above line follow first the contours of Route 10 and then the contour of Church Street to a line extending southward 500' from their centerlines to a point 500' north of Route 25.
 3. Thence, westerly parallel to and 500' north of the centerline of Route 25 to the Connecticut River bank.
 4. From a point on the riverbank 500' south of the centerline of Route 25 follow the contour of Route 25 eastward to a point 500' west of Route 10.
 5. Thence, in a southerly direction parallel to and 500' west of the centerline of Route 10 to the Orford line.
 6. From a point on the Orford line 500' east of the centerline of Route 10 follow the contour of Route 10 in a northerly direction to Bean Brook.
 7. Follow Bean Brook upstream crossing under the Bean Brook Road to a point 500' eastward of the Bean Brook Road.
 8. Thence, in a northerly direction parallel to and 500' east of the centerline of Bean Brook Road to a point southeastward of Route 10.
 9. Thence, northerly parallel to and 500' east of the centerline of Route 10 to the southern boundary of South Lawn Cemetery.
 10. Thence, eastward along the cemetery fence line, generally parallel to Bedford Road, to a point where the extension of the centerline of the road into the Transfer Station intersects.
 11. Follow the centerline of the road into the Transfer Station in a northerly direction to a point 500' southeast of Route 25C.
 12. Thence, eastward parallel to and 500' south of the centerline of Route 25C to the centerline of Barton Road.
 13. Establish a point by extending the centerline of Barton Road westward across Route 25C and fix the point on this line 500' westward of the centerline of Route 25C.
 14. Return westward following the contour of Route 25C and 500' north of its centerline until arriving at a point 500' east of the centerline of Route 10.
 15. Thence, northerly parallel to and 500' east of the centerline of Route 10 to the eastern extremity of the starting line perpendicular to Route 10.

Rural District

All of the Town not contained within the boundaries of the Lake and Village Districts.

4.7 Seasonal Occupancy

Any structure for human occupancy or habitation erected or placed upon land in the Town of Piermont bordering either side of Cutting Hill Road and depending upon that road for access shall be used for seasonal occupancy and is not to be occupied or sold for occupancy as a year-round residence.

Seasonal occupancy shall be taken to mean occupancy of a periodic or intermittent nature, chiefly for vacation or recreation use of a domicile as a second home, next after the principal residence, located elsewhere.

The Cutting Hill section of Piermont is a thoroughfare, unused for many years, which cuts across the remote, extreme north-central tip of Piermont for some 1,000', running approximately northeast-southwest. The eastern terminus of Cutting Hill Road is in Pike, New Hampshire, at Lily Pond Road, and its western extremity, in Haverhill, New Hampshire, is at the discontinued Coos Turnpike.