

TOWN OF LYNDEBOROUGH
Public Hearing Notice & Planning Board Agenda
December 21, 2023
Citizens' Hall at 7:00 p.m.

7:00 PM **Call to Order & Roll Call**

PUBLIC COMMENT ON NON-AGENDA ITEMS

NEW BUSINESS

Proposed Tree Cutting on a Scenic Road: Public Hearing

The Planning Board will hold a public hearing to discuss the trimming and removal of trees on Dutton Road at the request of Eversource. Dutton Road is a designated scenic road.

Potential Zoning Amendments for 2024 Town meeting: Public Hearing.

Amendment 1

Amend Section 200.29 to update the definition of "Wetland" and Amend Section 1000.01 – (Wetland) District Boundaries to provide to the easiest way to identify the wetland areas of the town as the official source material becomes updated and to permit an analysis of a specific site in case of a dispute.

Amendment 2

Amend Section 410.00 – Fences, to provide that no fence may be erected in a way that blocks safe sight distance.

Amendment 3

Amend Section 200.12 to provide a new definition for "Home Businesses" and create a new Section 200.13 to provide a definition for "Home Occupation." Amend Section 1200 to include updated definitions of Home Occupation and Home Business and to change the conditions for approval of home businesses.

Amendment 4

Amend Section 200.02 to include detached Accessory Dwelling Units in the definition of an Accessory Dwelling Unit and Amend Section 411.00 to conform to the new definition.

Amendment 5

Amend Sections 200 and 400 to provide definitions for “Short Term Rentals” and “Resident Owner” and to establish requirements to permit Short Term Rentals as a Conditional Use.

Amendment 6

Amend Section 400 – GENERAL PROVISIONS to create a new Section 413.00 to authorize the use of a Conditional Use Permit (CUP) to allow the Planning Board to approve uses as defined within this ordinance and amend Section 302 (Table of Permitted Uses) and Sections 503.00, 603.00, 703.00, 803.00, 1303.00 to replace the term “Special Exception” with the term “Conditional Use Permit”.

Amendment 7

Amend Section 400 – GENERAL PROVISIONS to delete existing Section 404.00 – *Exclusive Optional Method of Developing Large Tracts of Land*, and Section 404.10 - *Conservation Lands* to replace them with a new Section 404.00 - *Exclusive Optional Method of Developing Large Tracts of Land* to provide a single consistent methodology for large lot developments.

OTHER BUSINESS

- Master Plan Updates if any

MINUTES:

- December 7, 2023 if available

CORRESPONDENCE & PERMITS TO REVIEW

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ADJOURNMENT

This agenda is subject to change prior to the meeting date. Please check the website