

# **PUBLIC NOTICE**

## **TOWN OF LYNDEBOROUGH**

The Lyndeborough **Planning Board** will hold a Public Hearing on **Thursday, January 13, 2022 at 7:30 p.m. at Citizens' Hall**

### **Public Hearing for Proposed Zoning Amendment Warrant Articles for the 2022 Town Meeting**

- Item 1      Amend Section 1000.00, Wetland Districts, to include a 50-foot buffer requirement.
- Item 2      Amend several sections of the Zoning Ordinance to update and clarify language and requirements including:
- Clarify and update definitions for Accessory Dwelling Units (Section 200.02) and Wetlands (Section 200.29);
- Section 403.02, Sanitary Protection, to address setback requirements for septic systems and wells;
- Sections 404.00 Exclusive Optional Method for Developing Large Tracts of Land, 503.00 Special Exceptions and 703.00 Special Exceptions to clarify that frontage requirements must be contiguous;
- Section 405.00, Driveways, to reference town *driveway* rather than *road* standards;
- Section 410.00, Fences, to address safe site line requirements;
- Sections 502.03 Setbacks, 702.03 Setbacks, 802.03 Setbacks, and 902.03 Setbacks, to clarify that structures requiring a building permit must meet minimum setback requirements;

Section 1302.00, Lots of Record, to include an updated NH Department of Environmental Services reference;

Section 1400.00, Board of Adjustment, to clarify that the ZBA may act on Equitable Waivers of Dimensional Requirements.

All interested parties are invited to attend and provide comments. A draft will be available for review at Citizens' Hall, 9 Citizens' Hall Road. The meeting will follow current COVID-19 guidance and restrictions in effect at the time.

*The Lyndeborough Planning Board*