



**TOWN OF  
TUFTONBORO**  
"The Diamond in the Heart  
of New Hampshire"

**TUFTONBORO PLANNING BOARD  
NOTICE OF PUBLIC HEARING**

Please be advised that pursuant to RSA 675:7 the Planning Board will hold a public hearing at its regular meeting beginning at 6:00 P.M. on Thursday, January 4, 2024 at the Tuftonboro TOWN HOUSE at 247 Middle Road in Tuftonboro on the following amendments to the Zoning Ordinance:

- #1:** To reverse the order of Sections I (Definitions) and II (Authority) so that Authority and Purpose are first, followed by Definitions.
- #2:** To amend Section 1.1.19 by deleting the word "Family" and replacing it with "Household"?
- #3:** To delete the definition of Family and add a definition for Household.
- #4:** To add definitions for Nonconforming Building and Nonconforming Lot.
- #5:** To add a definition for Wetlands and replace references in Section XII to "Very Poorly Drained and Poorly Drained Soils" with "wetlands."
- #6:** To change all references to "Wetland Conservation District" in the Zoning Ordinance to Wetlands.
- #7:** To add a new section 3.7.6 - Accessory Dwelling Units, that would permit attached or detached units by the issuance of a building permit, subject to certain criteria; and add a definition for Accessory Dwelling Units.
- #8:** To add a new section 5.1.3 - Nonconforming Lots, to clarify the circumstances under which nonconforming vacant lots can be built on and/or enlarged.
- #9:** To delete Section XI – Excavation in its entirety.
- #10:** To amend Section XII – Wetlands Conservation District by requiring a 25-foot setback from wetlands for structures and impervious surfaces.
- #11:** To amend Section XVII – Board of Adjustment by increasing the number of alternates from three to five alternates, as allowed by state law.

A full copy of the proposed amendments is available on the Town's website and at the Town Offices during regular business hours.

Per Order of Gary Qua, Chair, Tuftonboro Planning Board