

**Legal Notice of Public Hearing
Town of Barrington Planning Board
EARLY CHILDHOOD LEARNING CENTER
77 RAMSDELL LANE
Barrington, NH 03825
December 14, 2021
6:30 pm**

Pursuant to NH RSA 674:16, 675:3 and 675:7 notice is hereby given of a public hearing to be held by the Town of Barrington Planning Board for the purpose of discussing proposed amendments to the Zoning Ordinance.

Item #1: To amend the Zoning Map by changing Tax Map 220 Lots 57 and 57-1 through 57-17 from Regional Commercial to General Residential.

Item #2: To amend the Zoning Map by changing Tax Map 223 Lots 24, 25, and 26 from Regional Commercial to General Residential after the first 500 feet from Route 125.

Item #3: To amend the Zoning Map by changing Tax Map 251 Lots 64 & 65 from General Residence to Regional Commercial.

Item #4: To amend Section 2.1.1 to change the date of the Zoning Map should either of the previous three amendments pass and add a note regarding the map's availability.

Item #5: To amend Table 2 by adding a new Footnote (I) to Regional Commercial that says "(I) On other than State roads (i.e., Routes 4 and 125), the minimum front setback is 40 feet."

Item #6: To amend Section 6.2.2(3) as follows: "The total amount of open space that is identified as open water, wetland soils, exposed ledge, or other terrain conditions...shall not constitute more than fifty percent (50%) of the area ~~proposed~~ **required** as open space within a Conservation Subdivision.

Item #7: To amend Section 7.3 to clarify that a home occupation must be conducted within the dwelling **and only by the legal residents of the dwelling.**

Item #8: To amend Section 7.3 to change the limitation of the area of a home occupation from 30% of the net living area to 500 square feet.

Item #9: To amend Section 7.4(7) to clarify that a home business includes storage, may be conducted within either a dwelling and/or accessory structure, and reduces the occupied area from 4,500 square feet to 2,000 square feet or 10% of the lot, whichever is less.

Item #10: To amend Section 9.5.1(5) as follows: "This ordinance shall not prohibit the construction of principal and accessory structures within the buffer zone on unimproved lots that were approved for subdivision by the Planning Board **or on lots** which otherwise existed on or before March 13, 2001."

Item #11: To amend Article 19, by changing Bed & Breakfast from a Permitted Use to Permitted by Conditional Use Permit in the Village, Town Center and Regional Commercial Districts.

Item #12: To amend Article 19, by changing Drug Store from a Permitted Use to Permitted by Conditional Use Permit in the Village, Town Center and Regional Commercial Districts.

Item #13: To amend Section 4.2.2(3) by increasing the minimum lot size for multi-family housing in the Village District from an additional 10,000 square feet per unit to an additional 40,000 square feet per unit.

Copies of the full text are available to review in the Land Use Office and Selectmen's Office located at 333 Calef Hwy in the Town of Barrington. The public is invited to attend and participate in the public hearing.

Barrington Planning Board