



**Town of Farmington**  
**Planning and Community Development Department**  
**356 Main Street**  
**Farmington, NH 03835**

**FARMINGTON PLANNING BOARD - AGENDA**

Meeting Type: Regular Meeting  
Meeting Location: Board of Selectmen's Chambers, Municipal Building, 356 Main Street, Farmington, NH  
Meeting Date: Wednesday – January 17, 2024  
Meeting Time: 6:00PM

1. Pledge of Allegiance
2. Approval of the Prior Minutes
  - November 15, 2023 Meeting Minutes
  - December 6, 2023 Meeting Minutes (if received)
  - December 20, 2023 Meeting Minutes (if received)
  - January 3, 2024 Meeting Minutes (if received)
3. Public Comment
4. Old Business

**A. Public Hearing to present the following proposed amendments to the Farmington Zoning Ordinance:**

- i. To amend Section 2.01, Agricultural Residential District, to clarify that residential development on a lot must be within the minimum contiguous buildable area; and general textual clarifications to Table 2.01(B) – Space and Bulk Standards.
- ii. To amend Section 2.02, Suburban Residential District, to increase the maximum density for duplex and multi-family housing; clarify density bonus criteria for those properties connected to water or sewer; clarify that residential development on a lot must be within the minimum contiguous buildable area; and general textual clarifications to Table 2.02(B) – Space and Bulk Standards.
- iii. To amend Section 2.03, Rural Residential District, to add density bonus criteria for those properties connected to water or sewer; clarify that residential development on a lot must be within the minimum contiguous buildable area; and general textual clarifications to Table 2.03(B) – Space and Bulk Standards.
- iv. To amend Section 2.04, Urban Residential District, to set the maximum density for single family residential at one dwelling unit per 30,000 square feet; increase the maximum density per dwelling unit for duplex (15,000 square feet), multi-family (10,000 square feet), and mixed-use (5,000 square feet) units; amend the minimum lot size to 30,000 square feet; add density bonus criteria for those properties connected to water or sewer; and general textual clarifications to Table 2.04(B) – Space and Bulk Standards.
- v. To amend Section 2.05, Village Center District, to amend the maximum density per dwelling unit for single family (8,000 square feet), duplex (4,000 square feet), and multi-family (2,500 square feet) units; amend residential development restrictions on specific streets; and general textual clarifications to Table 2.05(B) – Space and Bulk Standards.

- vi. To amend Section 2.07, Commercial Business District, to amend the maximum density for mixed-used developments and to set a minimum unit size (750 square feet).
- vii. To amend Section 3.04, Development of Rear Lots, to allow for a duplex to be built on land subdivided using the rear lot provision in all residential zoning districts except for the Agricultural Residential District.

Copies of the full text are available for review online and in the Planning and Community Development Department located in the Municipal Offices Building or online. The public is invited to attend and participate in the Public Hearing.

5. New Business
6. Member Comments
7. Any Other Business Before the Board
8. Adjournment

Rick Pelkey, Chairman  
Farmington Planning Board