



A Bicentennial Community
1798 - 1998

Town of Farmington

Planning and Community Development

356 Main Street
Farmington, NH 03835
Phone: (603) 755-2774

PLANNING BOARD MEETING
Wednesday – January 18, 2023
Board of Selectmen’s Chambers
356 Main Street, Farmington, NH

AGENDA – 6:00 PM

BUSINESS BEFORE THE BOARD:

- Pledge of Allegiance
- Approval of January 4, 2023 Minutes
- Public Comment
- Public Hearings (see below)
- Meet and Greet with New Housing Navigator
- Member Comments
- Any Other Business Before the Board
- Non-public discussion under RSA 91-A:3, II(L)

PUBLIC HEARINGS

Public Hearing and Possible Vote on a Minor Site Plan for Silver Paw Farm, Tax Map R61, Lot 48. The applicant is proposing to rent their land for the purpose of hosting outdoor events, such as weddings, baby showers, and other special occasions on weekends. Plans are to utilize the land in its existing capacity with no permanent alterations proposed.

Public Hearing to Present and Discuss Proposed Amendments to the Farmington Zoning Ordinance. Proposed amendments include:

1. To amend Section 1.04, Lots Split by Zoning District Boundaries, to clarify the process and to provide provisions that allow for commercial uses to extend into residential areas.
2. To amend Section 1.08, Housing Maintenance and Occupancy Code, and Section 1.10, Interpretation, Administration, and Enforcement, to address challenges with enforcement issues and improve compliance with changes in the state building code.
3. To amend Section 2.00 (E), Principal Uses, to allow additional flexibility for multiple uses on a single lot.
4. To amend Section 3.01, Relationship of Buildings to Lots, to clarify the process and to provide additional flexibility to allow multiple buildings on a single lot.
5. To amend Section 1.02, Authority, (C) Amendments, to add a house-keeping clause to allow the Planning Board to make technical corrections (e.g., pagination problems, spelling errors, and formatting issues) without Town Meeting vote. These would not include any substantive changes.
6. To amend Section 1.14, Definitions, to add definitions to provide clarity for uses listed elsewhere in the zoning ordinance.
7. To amend Section 2.00 (C), Table of Permitted Uses, to add and clarify new principal uses and revise which uses are permitted in the base zoning districts.

Copies of the full text are available for review in the Planning and Community Development Department located in the Municipal Offices Building or online.

Rick Pelkey, Chairman
Farmington Planning Board

The Planning Board reserve the right to modify the Agenda and per RSA 91-A: 3 II to enter into Non-Public Session as needed.