

**Town of Auburn  
Planning Board  
PUBLIC HEARING  
AGENDA  
January 3, 2024**

*Meeting to be held at the  
Town Hall  
47 Chester Road*

**Call to Order**

7:00 p.m.

**Announcements and Correspondence**

Legal Notice  
Town of Auburn, New Hampshire  
Planning Board

The Auburn Planning Board will conduct a public hearing on **Wednesday, January 3, 2024** at 7:00 p.m. at the Auburn Town Hall, 47 Chester Road, Auburn, New Hampshire.

The purpose of the public hearing is to present proposed amendments to the Town of Auburn Zoning Ordinance, and to solicit comments and discussions relative to the proposed amendments.

- A. Amend Article 2.02 Definition # 37 Home Business**, to address use of accessory structure and parking provisions.
- B. Amend Article 2.02 Definition # 38 Home Office** to change definition to Home Occupation Office, to address use of accessory structure and parking provisions.
- C. Amend Article 2.02 Definition # 39 Home Shop** to address use of accessory structure and parking provisions.
- D. Amend Article 6 Flood Plain Management Ordinance** in it's entirety to reflect language in compliance with National Flood insurance Program.
- E. Amend Article 12 Growth Management Section 12.04 Exceptions** to change existing language to reflect modern terminology.
- F.**

**By Petition. Remove Article 8 - 55 and Older Housing Regulations**

- G. By Petition. Amend Article 8 - 55 and Older Housing Regulations** to remove Section 8.01 Authority Statement
- H. By Petition. Amend Article 8 - 55 and Older Housing Regulations** Section 8.07 (2) - to change frontage requirement from Class V to Class I road.
- I. By Petition. Amend Article 8 - 55 and Older Housing Regulations** Section 8.07 (5) – change minimum buffer zone from 100 ft. to 200 ft.
- J. By Petition. Amend Article 8 - 55 and Older Housing Regulations** Section 8.07 (5) – change minimum buffer zone from 100 ft. to 200 ft.
- K. By Petition. Amend Article 8 - 55 and Older Housing Regulations** Section 8.07 (6) – to increase wetland buffer zones
- L. By Petition. Amend Article 8 - 55 and Older Housing Regulations** to change Section 8.07 (7) – additional off-street parking required for each dwelling unit over 20 units
- M. By Petition. Amend Article 8 - 55 and Older Housing Regulations** Section 8.07 (11) – to change Maximum Dead-end road length from, “Determined by Planning Board” to, “1,000 ft”
- N. By Petition. Amend Article 8 - 55 and Older Housing Regulations** to add Section 8.07 13(a) – 30k gallon cisterns required with a minimum of 1 cistern per 25 dwelling units
- O. By Petition. Amend Article 8 - 55 and Older Housing Regulations** to add Section 8.07 (19) – to add requirements and liabilities for new wells
- P. By Petition. Amend Article 8 - 55 and Older Housing Regulations** to add Section 8.07 (20) – additional, separate traffic impact study required
- Q. By Petition. Amend Article 8 - 55 and Older Housing Regulations** Section 8.11 - to change from 10% of the total number of non-55 and older housing units to 5% of 55 and older housing units
- R. By Petition.** To require primary ingress and egress via a state numbered highway for residential developments over 20 dwelling units and commercial or industrial developments over 10 acres.

A copy of the text of the proposed changes to the Auburn Zoning Ordinance is being developed and will become available for public inspection at the Auburn Town Offices, 47 Chester Road, Auburn, N.H. and may also be found at the Town of Auburn’s website [www.auburnnh.us](http://www.auburnnh.us).

**Dated:** December 19, 2023

**Signed:** **Ronald Poltak, Chairman**  
**Town of Auburn Planning Board**

**Planning Board Public Hearing  
January 3, 2024 (Continued)  
Page 2**

**GENERAL BUSINESS**

**603 Self Storage  
404 Hooksett Road, Tax Map 9, Lot 16  
Discuss Final Landscaping Plan**

**Minutes**

December 13, 2023

**Other/Adjourn**