



**Henniker Planning Board
Meeting Agenda
Wednesday November 10, 2010
7pm at Town Hall**

- 1) Call to Order/Attendance
- 2) October 27, 2010 Meeting Minutes – Review and approve
- 3) Developments of Regional Impact: RSA 36:54 – 36:58
- 4) Board Discussion:
 - A) Public Hearings – Proposed Zoning Changes

Note: Text underlined is new language and text that is shown with “strike through” is being deleted.

- 1) **Amendment 1:** Are you in favor of amending Chapter 133, Zoning Regulations, Article III Establishment of Districts, Section 133-4 Zoning Districts, by amending the Land Use Map / Zoning Map as follows: Rezone those properties noted as Tax Map 1 - Lots 655, 655A & 656 (these properties are just south of the Pats Peak ski area) from RR Rural Residential to CR Commercial Recreational?
- 2) **Amendment 2:** Are you in favor of amending Chapter 133, Zoning Regulations, Article II Definitions, as follows? Structure: Anything constructed or erected with a fixed location on the ground. Structures include, but are not limited to, buildings, swimming pools, manufactured housing, billboards and poster panels. It shall not include ~~minor~~ installations such as fences ~~less than three feet high, agricultural and safety fences~~, mailboxes and flagpoles?
- 3) **Amendment 3:** Are you in favor of amending Chapter 133, Zoning Regulations, Article IV, General Provisions, Section 133-17, One principal building allowed per lot, to read as follows? There shall be only one principal building on a lot, except for Multiunit dwelling(s) developments that ~~adhere to the requirements of Sections 133-41 & 133-42 and~~ are located in the RV Village Proper & CV Village Commerce Districts, Commercial Uses located in the CH, CM, CR and CV Districts and condominium developments. ~~there shall be only one principal building on a lot.~~
- 4) **Amendment 4:** Are you in favor of amending Chapter 133, Zoning Regulations, by making the following amendments?

In order to increase the flexibility regarding parking requirements, remove parking requirements for multiunit dwellings, commercial uses and other like uses from the Zoning Ordinance and relocate such requirements to the Site Plan Review Regulations. In addition, make a number of other minor amendments relative to parking specified in the Zoning Ordinance.
- 5) **Amendment 5:** As a result of a positive zoning amendment vote relative to this issue last year, this Section is no longer necessary, therefore are you in favor of amending Chapter 133, Zoning Regulations, Article IV, General Provisions, Section 133, Zoning Regulations, Article XXV Wireless Communication Towers, paragraph 133-127 Definitions, by deleting the definition of Average Tree Canopy?

B) **Case PB 2010- 11.** Proposed Major Subdivision involving Lot 77X – 57.2 acres, which will be subdivided into four lots. The property is located at the corner of Hemlock Corner Loop and Ray Road, Lot 77-X. The property is owned by Tracy True-Allen, 212 Hemlock Corner Loop and is located in the RR Rural Residential District

- 5) Member Binder Update:
- 6) Miscellaneous/Other Business:
- 7) Adjournment