

**Town of Sunapee Planning Board  
Sunapee, New Hampshire  
Notice of Public Hearing**

**Notice is hereby given that the Sunapee Planning Board will hold a Public Hearing on Thursday, January 11, 2018 at 7:00 PM at the Town Hall to receive public input on the amendments to the Town of Sunapee Zoning Ordinance. This is a second public hearing. The proposed amendments are summarized below and the full text may be reviewed at the Sunapee Town Clerk's Office during regular business hours or on the Town of Sunapee Website beginning December 21, 2017.**

Amendment #1

Amend Article II, Section 2.30 and Article III, Section 3.10 and Article IV, Section 4.10 to create a new low-density residential/moderate intensity commercial zoning district defined as Mixed Use III that will encompass an area 700' either side of Route 11 from Browns Hill Road to Trow Hill Road and 700' on the easterly side of Route 11 from Trow Hill Road to Jobs Creek Road in Georges Mills.

Amendment #2

Amend Article VI, Section 6.12 – Reconstruction, Article XI – Definitions and add Article VI, Section 6.13 – Expansion - by changing Section 6.12 to discuss structure reconstruction only and adding Section 6.13 to define expansion of non-conforming structures with new definitions for Reconstruction, Envelope and Expansion.

Amendment #3

Amend Article X, Section 10.42 – Variance - by making reference to the statutory definition per the New Hampshire RSA's as may be amended from time to time.

Amendment #4

Amend Article X, Section 10.43 - Equitable Waivers – by making reference to the statutory definition per the New Hampshire RSAs as may be amended from time to time.

Amendment #5

Amend Article XI, Definitions – Structures by adding to the definition such items as houses, garages, decks and sheds and including exemptions for landscaping features such as driveways, walkways, patios, rockwalls, and retaining walls less than 42” in height.

Amendment #6

Amend Article XI - Definitions – by adding a new definition of Impervious Surface per the State Shoreland Protection Act.

Amendment #7

Amend Article XI - Definitions – by adding a new definition of Pre-Existing, Non-Conforming Structure that defines such as any structure existing at the time of passage of this ordinance (March 10, 1987) that does not conform to the dimensional controls set forth in Article III or IV of the Zoning Ordinance and adding a new definition of Non-Conforming Structure that defines such as any other structure that does not conform to the dimensional controls set forth in Article III or IV of the Zoning Ordinance.

Amendment #8

Amend Article XI - Definitions – by changing the heading of Height to Maximum Structure Height