

**MADISON PLANNING BOARD**  
**Public Hearing Notice**

Notice is hereby given that a Public Hearing will be held on **Wednesday, December 6, 2023 at 7:00 pm**, at the lower level, meeting room at Madison Town Hall to consider and accept public input and adoption on the following Madison Zoning amendment to 1.3b. as follows:

***Current language:***

1.3.B. Any structure existing at the time of the original passage of this Ordinance, March 1987, which does not conform to the maximum height limitations and /or minimum setbacks, shall have the right to continue indefinitely or may be demolished and reconstructed within one (1) year.

Legally established structures, which do not conform to present setback requirements, may be expanded in size, provided the addition or expansion complies with current setback requirements, or:

The setbacks to the expanded structure are not less than the non-conforming setbacks to the original structure; and The expanded structure is no closer than the existing non-conforming structure to the high-water line; and The expanded structure is no taller above sea level than the highest roofline of the existing structure;

Any such expansion shall be limited in size to a total of fifty-percent (50%) of the square foot area of the first floor footprint of the existing structure as of March 2007, not including decks, chimneys, etc.

***Proposed amended language:*** (deleted language indicated with a ~~strikethrough~~, new language in **bold and underlined**)

1.3.B. Any structure existing at the time of the original passage of this Ordinance, March 1987, which does not conform to the maximum height limitations and /or minimum setbacks, shall have the right to continue indefinitely, or may be demolished and reconstructed within one (1) year **provided the reconstructed structure shall be in the same location, and of the same dimensions, height, and bulk as the original non-conforming structure except that the reconstructed structure may differ in location, dimensions, height, or bulk to the extent such particular difference would make the reconstructed structure less nonconforming.**

**1. Non-conforming as to Setbacks**

Legally established structures, which do not conform to present setback requirements **including the shoreland setback**, may be expanded in size, provided the addition or expansion complies with current setback requirements. ~~or:~~

~~The setbacks to the expanded structure are not less than the non-conforming setbacks to the original structure; and The expanded structure is no closer than the existing non-conforming structure to the high water line; and The expanded structure is no taller above sea level than the highest roofline of the existing structure;~~

~~Any such expansion shall be limited in size to a total of fifty percent (50%) of the square foot area of the first floor footprint of the existing structure as of March 2007, not including decks, chimneys, etc.~~

**2. Non-conforming as to Height**

**Legally established structures, which do not conform to present height requirements, may be expanded in size, provided the expanded structure is no taller above sea level than the highest roofline of the existing structure.**

Proposed changes are available for review at Madison Town Hall, Madison and Silver Lake Post Offices or online at [www.madison-nh.org/boards/planning-board/](http://www.madison-nh.org/boards/planning-board/)

Marc Ohlson  
Planning Board Chairman

Posted November 20, 2023