

TOWN OF STRAFFORD

INCORPORATED 1820

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Planning Board

Wednesday, January 21, 2026, at 6:30pm
12 Mountain View Road
Strafford, NH

PUBLIC HEARING NOTICE and AGENDA

Proposed Zoning Amendments Public Hearing

The Town of Strafford will conduct a Public Hearing to receive public comment on the following proposed amendments to the Town of Strafford Zoning Ordinance.

Amendment 1:

The Town of Strafford is required to update its Zoning Ordinance provisions pertaining to Accessory Dwelling Units (ADUs) to reflect changes to the State's ADU law (RSA 674:71:73) per 2025 HB577. The existing Article 1.4.1.K Accessory Dwelling Units is proposed to be repealed and replaced with new provisions that, consistent with state requirements, allows one attached or detached ADU as a matter of right in all zoning districts where single-family homes are permitted; increases the maximum square footage to 950 sf for conforming lots; retains the requirement for owner occupancy of the single-family dwelling unit or ADU; allows for conversion of existing structures, including detached garages, into ADUs even if the structure doesn't meet setback or lot coverage dimensional standards; and adds flexibility for ingress and egress. Additional amendments are made to Article 1.14 Definitions to include definitions of Accessory Dwelling Units, Attached, and Detached.

Amendment 2:

Adopt a new section 1.6 Home Based Child Care and renumber all subsequent sections. This new section intends to bring the town into compliance with NH RSA 674:16, VI that requires municipalities to allow such facilities by right or through a conditional use permit. This new section allows a home based child care accessory use to any residential use with a conditional use permit. Programs must be compliant with state licensing and all applicable building, fire, and health codes for residential properties. Additionally, while no additional parking is required, there must be safe space provided for drop-off and pick-up. Operators are encouraged to schedule drop-off and pick-up to minimize congestion.

Amendment 3:

Amend Article 1.7 Non-Conforming Use to clarify when Special Exceptions or Variances are required, or when neither is needed. Also, the amendments establish provisions to allow for the reconstruction of a non-conforming structure destroyed by fire or other act of nature within one year. Extensions may be granted by the Board of Selectmen or their designee.

Other Board Discussion

- Other Discussion Topics Not Anticipated by the Board Chair