

Moultonborough Planning Board

Public Notice

Proposed Zoning Amendments Public Hearing for 2026 Town Meeting

The Moultonborough Planning Board will meet on **Wednesday, December 10, 2025, at 7:00 PM at Moultonborough Town Hall** to hold a Public Hearing as described below:

Hearings – Zoning Amendments

1. **Revise the Accessory Dwelling Unit (ADU) Ordinance MZO Section 3.13** – This Proposal will codify the changes made by the NH Legislature in a recently passed bill revising ADU statutes that was effective on July 1st. This zoning amendment is now in-line with those changes. The purpose of ADUs is to 1.) increase supply of affordable housing; 2.) benefit aging homeowners, single parents, etc.; 3.) integrate affordable housing with minimal negative impact; and 4.) provide aging residents with an opportunity to continue living independently. The new law now allows ADU construction separate from the existing single-family dwelling (in different buildings), must now allow an ADU to be converted from an existing nonconforming structure, and no longer requires a familial relationship. ADUs can use existing septic systems.
2. **Revise the Sign Ordinance MZO Article 5.0** – This Proposal will codify changes to Section 5.7 that aims to improve clarity and enforceability of the town's signage regulations. Section 5.7.1.5 has been revised to clarify measurement standards, specifying that sign height should be measured from the ground to the bottom of the sign face and that square footage requirements apply regardless of elevation. A major change in Section 5.7.4 delegates enforcement authority to the Code Enforcement Officer (CEO), empowering the CEO to remove unlawful signs from public rights of way, assess fines, and manage sign disposal procedures. These updates are intended to enhance compliance and streamline enforcement.

Complete copies of the Proposed Ordinance revisions are available for the public to inspect in the Land Use Office at Moultonborough Town Hall, or on the Town's Website on the Planning Board page – Proposed Zoning Amendments for 2026 Town Meeting tab on the left side.

If inclement weather precludes the public hearing, a snow date of Wednesday, December 17, 2025, at 6:00PM is scheduled.

A second hearing date of December 17, 2025, at 6:00PM is scheduled only if significant changes are made to the zoning amendments at the first public hearing.

[2026 Proposed Zoning Amendments | Moultonborough, NH](#)

Peter Claypoole, Chairperson