



The Board of Selectmen is pleased to present this Voters' Guide to assist all voters who will be voting on Saturday, June 24th, 2017 At Sherburne Hall, 6 Village Green, Pelham, NH from 7 A.M. to 8 P.M.

The purpose of the guide is to help you make an informed decision as you vote on the Zoning Amendment Warrant Article below.

We strongly encourage you to vote on June 24th, 2017 Your continued participation is vital.

Sincerely,

Pelham Board of Selectmen

Doug Viger, Chair - 2020
Hal Lynde, Vice Chair - 2019
William McDevitt - 2020
Paul Leonard - 2018
Amy Spencer - 2019

Voter's Guide June 24, 2017 Special Town Meeting

Article 1

Are you in favor of the adoption of Amendment No. 3 as proposed by the Pelham Planning Board for the amendment to the Pelham Zoning Ordinance, Article IX, *Elderly Housing*. This amendment: Eliminates provisions allowing 55+ housing but preserves 62+ Elderly housing, Assisted Living and Congregate Care developments; Increases required land area from 10,000 to 15,000 sq. ft. of usable land per unit; Increases buffers to abutting properties from 50 to 100 feet with discretion given to the Planning Board to require additional buffering; Requires clubhouse; Requires all units to be fully Americans with Disabilities Act compliant. (Recommended by the Planning Board).

Explanation: *The original article on the March 16, 2017 ballot was invalidated due to the improper notice of certain property owners who were required by statute to receive individual notice. The proposed changes to the Senior Housing ordinance seek to achieve more Elderly (62+) housing and Assisted Care facilities rather than more of the 55+ housing currently allowed. The proposed ordinance also reduces the allowed density of these projects by requiring a 50% increase in useable land per unit and it doubles the setbacks from project lot lines including roads. The full text of the proposed ordinance is available at the Pelham Planning Department, Pelham Clerk's Office and online at the Town website at both the Planning Board and Planning Department webpages*