

# Our Pelham, Our Plan

## Town of Pelham Master Plan

### DRAFT Future Land Use Areas

A future land use strategy is intended to provide a broad spatial overview of how land use, new development, infrastructure investment, and resource protection will be guided over the next ten to twenty years to achieve Pelham's vision of the future. The corresponding draft Future Land Use Map and area descriptions that follow were informed by the Master Plan Sub-Committee, public input, and careful analysis of the existing conditions in the community.

Please note that the future land use aspirations for each area of town are dependent on available services and infrastructure and should consider suitability of soils and potential impacts to water resources.

#### **Residential, Open Space, and Conservation Area**

- This area of Pelham includes low and moderate density residential development, conserved lands, forestland, remaining farmland, water bodies, and recreation resources.
- Looking ahead to the future, this area of town should maintain its more rural character by continuing to balance residential development and open space protection, while limiting incompatible land use activities.
- Natural lands in town provide many benefits including habitat, recreation, stormwater filtration, air quality benefits, groundwater protection, and more.
- Preservation of water quality should be a high priority.
- Recreational trail development should continue to be pursued on conserved lands and open space parcels, as appropriate, and connections from recreation areas to residential neighborhoods should be pursued. These support the health, wellness, and quality of life for Pelham residents and community members.
- Agriculture should be incentivized to ensure the remaining farmland in town is preserved and can be actively used for farming operations.

#### **Critical Natural Resource Area**

- Gumpas Pond and the surrounding natural lands have been identified as a critical natural resource in this area of the town. Protection of this area through land conservation and land use regulations should be a priority.
- Little Island Pond and the surrounding natural lands have also been identified as a critical natural resource in this area of the town. Development should be held to a higher standard in this area and should be guided by design standards and other regulatory measures.

### **Town Center and Mixed-Use Area**

- This area includes Pelham's village center and Main Street and consists of municipal, institutional, commercial, and residential uses.
- Looking ahead to the future, this area of town should continue to be developed as a mixed-use area with enhanced walkability and bicycle friendly roadways, locally owned small businesses, denser housing, and accessible community spaces.
- Regulatory tools and economic development incentives should support the growth of commercial activity in this area of town.
- Signage and landscaping at either end of this area should communicate that travelers are entering the center of town and welcome them to Pelham.
- There is currently no water and sewer infrastructure which will influence the level of density that can be supported.

### **Mixed Use Corridors and Industrial Areas**

- Includes NH 38 starting at the southern portion of town and extending to Old Bridge Street (which is largely dominated by strip commercial development), Route 128 from the north towards Nashua Street (which currently has some commercial development with opportunity for more given its proximity to public water infrastructure and limited development constraints), and the two existing industrial areas in town.
- Looking ahead to the future, these areas will be directed to accommodate commercial development/redevelopment and a mixture of housing development types, including multi-family housing.
- Access management strategies and other regulatory tools will be employed to limit sprawl.
- Regulations that preserve groundwater and natural resources are already present in some of these areas and will continue.
- Industrial development will continue to be accommodated in the existing industrial parks in town with design standards to protect the character of community and our shared resources.
- Future improvements will need to be made to the roadway corridors in these areas. This should include prioritizing traffic calming and improved bicycle and pedestrian infrastructure that is well-connected to other areas of the community.