



## TOWN OF PELHAM

6 Village Green  
Pelham, NH 03076

### PELHAM PLANNING BOARD MEETING AGENDA

December 21, 2020

Location: TOWN HALL, 6 Village Green, Pelham, NH 03076

7:00 p.m.

Call meeting to order

#### MINUTES

December 7, 2020

7:15 p.m.

#### PUBLIC HEARING ON ZONING AMENDMENTS

The proposed amendments are described as follows:

1. Pelham Planning Board DRAFT zoning change to add to zoning Article XV RESIDENTIAL OPEN SPACE SUBDIVISION by Special Permit:

Are you in favor of Amendment No. 1 as proposed by the Planning Board for the Town of Pelham to add to Pelham zoning an entirely new ordinance, Article XV RESIDENTIAL OPEN SPACE SUBDIVISION BY SPECIAL PERMIT? The purpose of this ordinance is to promote the conservation of undeveloped land, limit the length of new roads to minimize the impact of their future and ongoing maintenance, preserve the rural character of the town, provide an alternative option for landowners to conserve open space from development while minimizing impacts on environmental resources, to provide for connected corridors of open land, to conserve scenic views and to provide design flexibility. This ordinance requires a yield plan that limits the number of homes in any Open Space subdivision to the number of homes that would be allowed in a conventional subdivision with no allowance for additional homes beyond the density determined in the yield plan. Lot size would be a minimum of 30,000 square feet with 125 feet of frontage required on interior roads and 40% of the land area kept as open space.

2. Pelham Planning Board DRAFT zoning change to modify Article V – I MIXED USE ZONING OVERLAY DISTRICT (MUZD)

Are you in favor of Amendment No. 2 as proposed by the Planning Board for the Town of Pelham to clarify the allowed uses as shown in Section 307-25-3, table of allowed uses in the existing MUZD ordinance? The added language describes that only one single-family, duplex or multi-family residential structure is allowed per lot and that multiple mixed-use (business and residential) structures are allowed per lot. The new language also identifies the ordinance as an innovative land use ordinance that gives the Planning Board broad approval authority to consider mixed-use projects submitted under this ordinance.

The full text of all proposed amendments is available from the Planning Department at (the Municipal Center) Town Hall, 6 Village Green during normal business hours and from the Town of Pelham website at [www.pelhamweb.com](http://www.pelhamweb.com) on the Planning Department page.

#### ADMINISTRATIVE

Planning Director Gowan seeks recommendation from the Planning Board to the Board of Selectmen for acceptance of the following roads as Town-owned Glass V public Roads: Drummer Road & Piper Lane

#### DISCUSSION

Discussion regarding changes to Land Use Regulations

#### NON-PUBLIC SESSION

If requested in accordance with RSA 91-A:3

**Most meetings are tape-recorded**

**If you are disabled, you have the right to attend, hear and participate in all public meetings held by the Town of Pelham. In accordance with the Americans with Disabilities Act the town will provide auxiliary aids and services to accomplish this if they are needed. Please contact this office 72 hours in advance if you need assistance.**