



## PETERBOROUGH PLANNING BOARD Ballot Questions for Town Vote on May 10, 2016

### Planning Board Amendment A:

Are you in favor of the adoption of **Amendment A** as proposed by the Planning Board for the Peterborough Zoning Ordinance as follows:

To amend §245-12 “**Shoreland Conservation Zone**” by replacing the requirement of obtaining a Special Exception from the Zoning Board of Adjustment for crossings and other uses, with a requirement of obtaining a Conditional Use Permit from the Planning Board based on the same criteria as currently exists.

*The purpose of this amendment is to make the procedures required for obtaining a Shoreland Conservation Zone approval consistent with those required for the Wetland Protection Overlay Zone approval. This will simplify and streamline the application process while maintaining the same level of protection for the lands within Shoreland Conservation Zone.*

### Planning Board Amendment B:

Are you in favor of the adoption of **Amendment B** as proposed by the Planning Board for the Peterborough Zoning Ordinance as follows:

To amend §245-24.1 “**Accessory Dwelling Unit**” (sometimes referred to as an “in-law apartment”) by updating the definition of Accessory Dwelling Unit (ADU) and replacing the entire existing ordinance, make the ADU an allowed use by right, subject to standards set forth in the ordinance, and eliminating the requirement of obtaining a Special Exception. Changes to standards include allowing the maximum size of an ADU to be up to 750 square feet or 30% of the size of the single-family dwelling, whichever is larger, and allowing not more than three (3) bedrooms.

*The effect of this amendment will be to bring the ordinance into compliance with recently adopted changes to the State Statute, the purpose of which is to “increase the supply of affordable housing opportunities...with minimal negative impact.” The amendment also seeks to address specific housing needs identified during the recent update of the Master Plan Vision Chapter.*

### Planning Board Amendment C:

Are you in favor of the adoption of **Amendment C** as proposed by the Planning Board for the Peterborough Zoning Ordinance as follows:

To clarify the definition of “**Bed and Breakfast Establishment**” which is permitted within an owner-occupied single-family dwelling, and allow the use by Conditional Use Permit in the Family District, General Residence District and Rural District. This replaces the existing requirement of obtaining a special exception in the General Residence District. The ordinance also establishes a maximum of 12 guest bedrooms, and gives the Planning Board the authority to limit the number of bedrooms based on the compatibility of the proposal with the surrounding neighborhood. The Conditional Use Permit criteria would be the same as was previously established for Bed and Breakfast Establishments associated with Agricultural Business Enterprise Uses in the Rural District.

*The intent of this amendment is to expand opportunities for lodging establishments in Peterborough as identified during the recent update of the Master Plan Vision Chapter, streamline the application process, and clarify the criteria and standards needed to provide appropriate protections to existing neighborhoods.*

## BALLOT QUESTIONS FOR TOWN VOTE ON MAY 10, 2016

### **Planning Board Amendment D:**

Are you in favor of the adoption of **Amendment D** as proposed by the Planning Board for the Peterborough Zoning Ordinance as follows:

To amend §245-2 “**Applicability**” to by adding a paragraph addressing “Severability”.

*The purpose of the amendment is to make it clear that if any provision of the Zoning Ordinance is declared to be invalid by a final court decision, the validity of the Ordinance as a whole will not be affected.*

### **Planning Board Amendment E:**

Are you in favor of the adoption of **Amendment E** as proposed by the Planning Board for the Peterborough Zoning Ordinance as follows:

To add and modify definitions to §245-4 “**Definitions**” for “Dwelling, Two family”, “Impervious Surface”, “Impervious Cover”, and Subdivision”. The definitions for “Impervious Surface” and “Subdivision” both exist either elsewhere in the Zoning Ordinance or in the Planning Board Regulations.

*The effect of this amendment will also update both of these definitions to improve clarity.*

### **Planning Board Amendment F:**

Are you in favor of the adoption of **Amendment F** as proposed by the Planning Board for the Peterborough Zoning Ordinance as follows:

To amend §245-5 “**Districts Established**” by adding a paragraph to clarify regulatory requirements for new condominium developments and condominium conversions of existing buildings.

*The purpose of this amendment is to make it clear that condominium proposals must comply the zoning ordinance and are subject to applicable Subdivision and Site Plan Regulations and approvals.*

### **Planning Board Amendment G:**

Are you in favor of the adoption of **Amendment G** as proposed by the Planning Board for the Peterborough Zoning Ordinance as follows:

To amend § 245-6 “**Family District**” by adding language to clarify that the existing minimum lot size standard of 50,000 square feet for siting a new two family homes also applies to the conversion of an existing single family home to a two family home.

*The purpose of this amendment is to improve clarity of the ordinance.*

### **Planning Board Amendment H:**

Are you in favor of the adoption of **Amendment H** as proposed by the Planning Board for the Peterborough Zoning Ordinance as follows:

To amend § 245-14.B. “**Ground Water Protection Overlay District**” by adding examples to the existing definition of “Impervious Surface.”

*The purpose of this amendment is to increase the clarity of the definition and make it consistent with a definition that is proposed to be added in Amendment E to § 245-4 “Definitions.”*

**BALLOT QUESTIONS FOR TOWN VOTE ON MAY 10, 2016**

**Planning Board Amendment I:**

Are you in favor of the adoption of **Amendment I** as proposed by the Planning Board for the Peterborough Zoning Ordinance as follows:

To amend § 245-15 “**Wetlands Protection Overlay District**” to add “Restoration of a previously disturbed area within the District” as a permitted use subject to conditional use permit.

*The purpose of this amendment is to allow restoration activities in the Wetlands Protection Overlay District without needing to obtain a variance.*

**Planning Board Amendment J:**

Are you in favor of the adoption of **Amendment J** as proposed by the Planning Board for the Peterborough Zoning Ordinance as follows:

To amend § 245-24.3.D.1.e “**Wireless Communication Regulations**” by correcting a citation to the State Statute related to regional notification requirements.

*The purpose of this amendment is to correct an error in the ordinance.*

**Planning Board Amendment K:**

Are you in favor of the adoption of **Amendment K** as proposed by the Planning Board for the Peterborough Zoning Ordinance as follows:

To amend § 245-33.D.5 “**Lighting and Glare**” to add “LED” as a permitted type of light source for exterior lighting.

*The purpose of this amendment is to update the ordinance to reflect changes in technology.*

**Citizen Petition Amendment L:**

Are you in favor of the adoption of **Amendment L** as proposed by Citizen Petition for the Peterborough Zoning Ordinance as follows:

To rezone land consisting of one (1) Parcel numbered “R003-024-000” located on the east side of Route 202 south, from General Residence District to Business/Industrial District.

*This land was previously within the Business/Industrial District and was rezoned by petition to General Residence District in 2012. **The Planning Board supports this petition.***