

# The New Villages Project

- ❖ What it is
- ❖ Why we think it is necessary
- ❖ What we are attempting to do



# The Project

- To create zoning that will increase opportunities for varying housing options in town

# The Issues (Nationwide and Statewide):

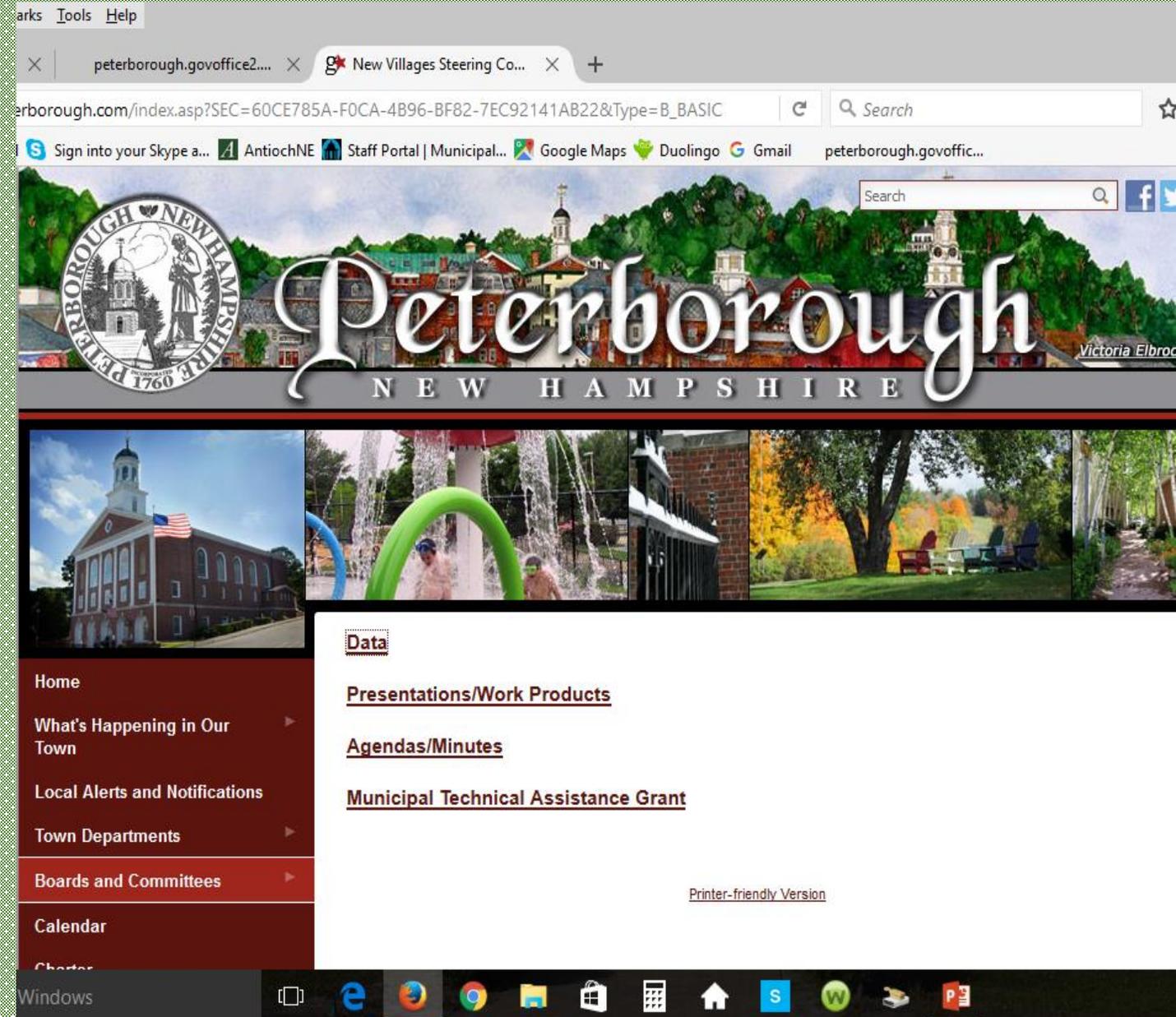
- Overall homeownership demand is declining
- Seniors Will Occupy a Growing Proportion of the State's Housing Units
  - Percentage of people in NH over 65 expected to double by 2025
  - NH is now the 2<sup>nd</sup> oldest state
- Seniors Prefer to Age in Place

# Issues:

- There is a Housing Mismatch. New Hampshire's current housing supply is poorly aligned with evolving preferences among different age groups
- New construction will likely be limited in a projected era of slower population growth
- New construction has not met evolving preferences. Will zoning allow rehabilitation/reuse of existing homes?

# What we have done so far

- Organized the Steering Committee
- Held a Community Supper Meeting on Sept. 14<sup>th</sup> and October 6<sup>th</sup> to solicit public comment
- Set up a page on the Town's Website

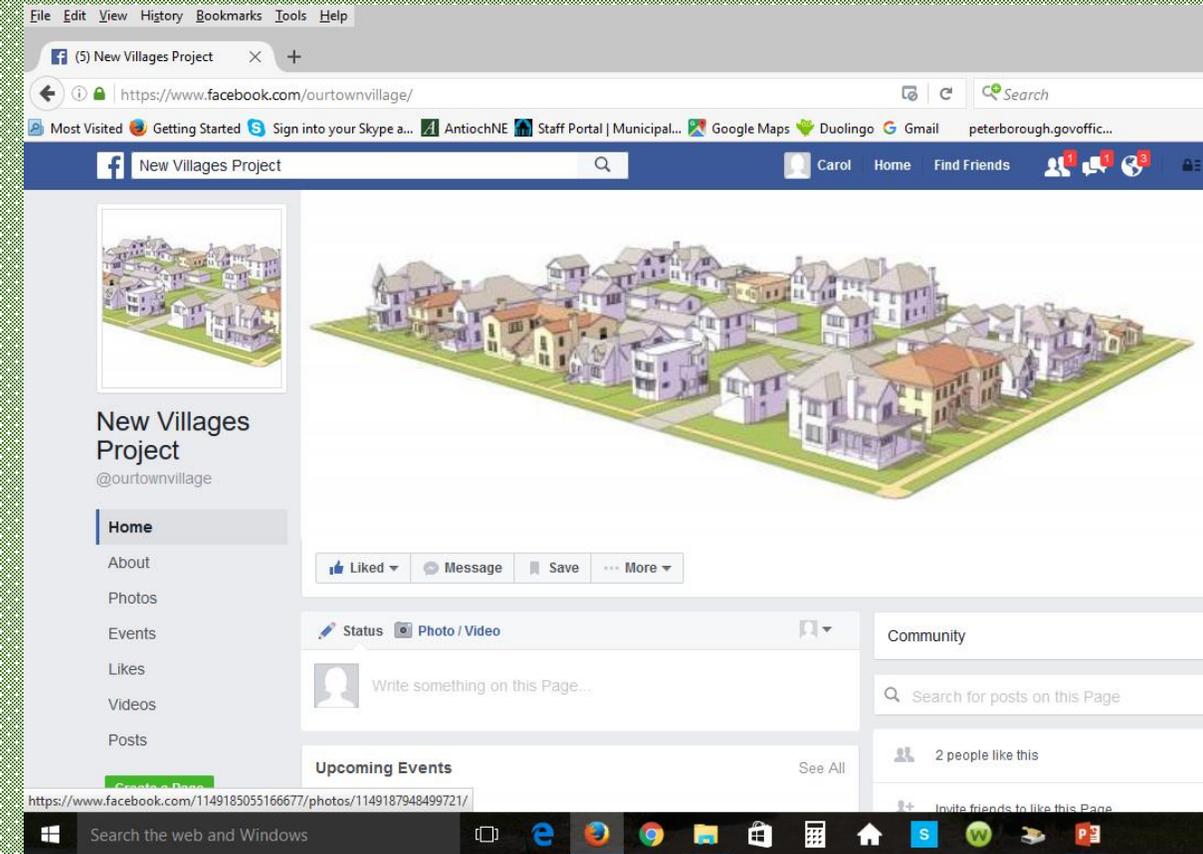


# What we have done so far

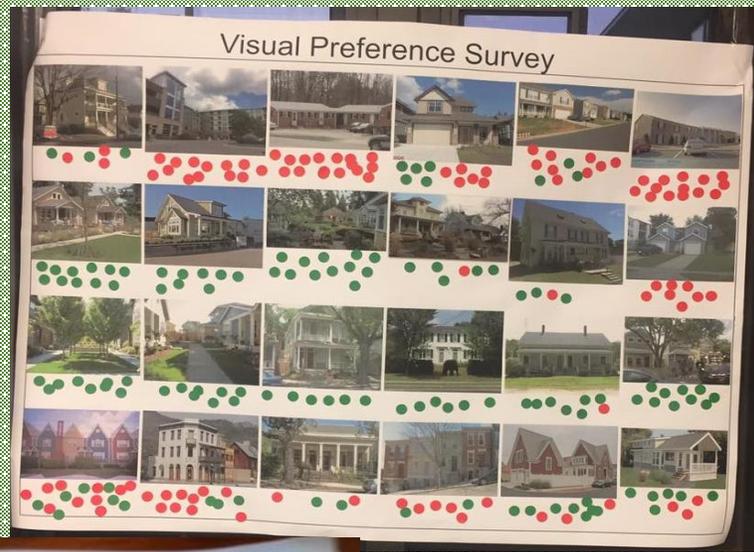
- Created a “Planner is In” mobile booth w/survey
- Set up a Facebook page



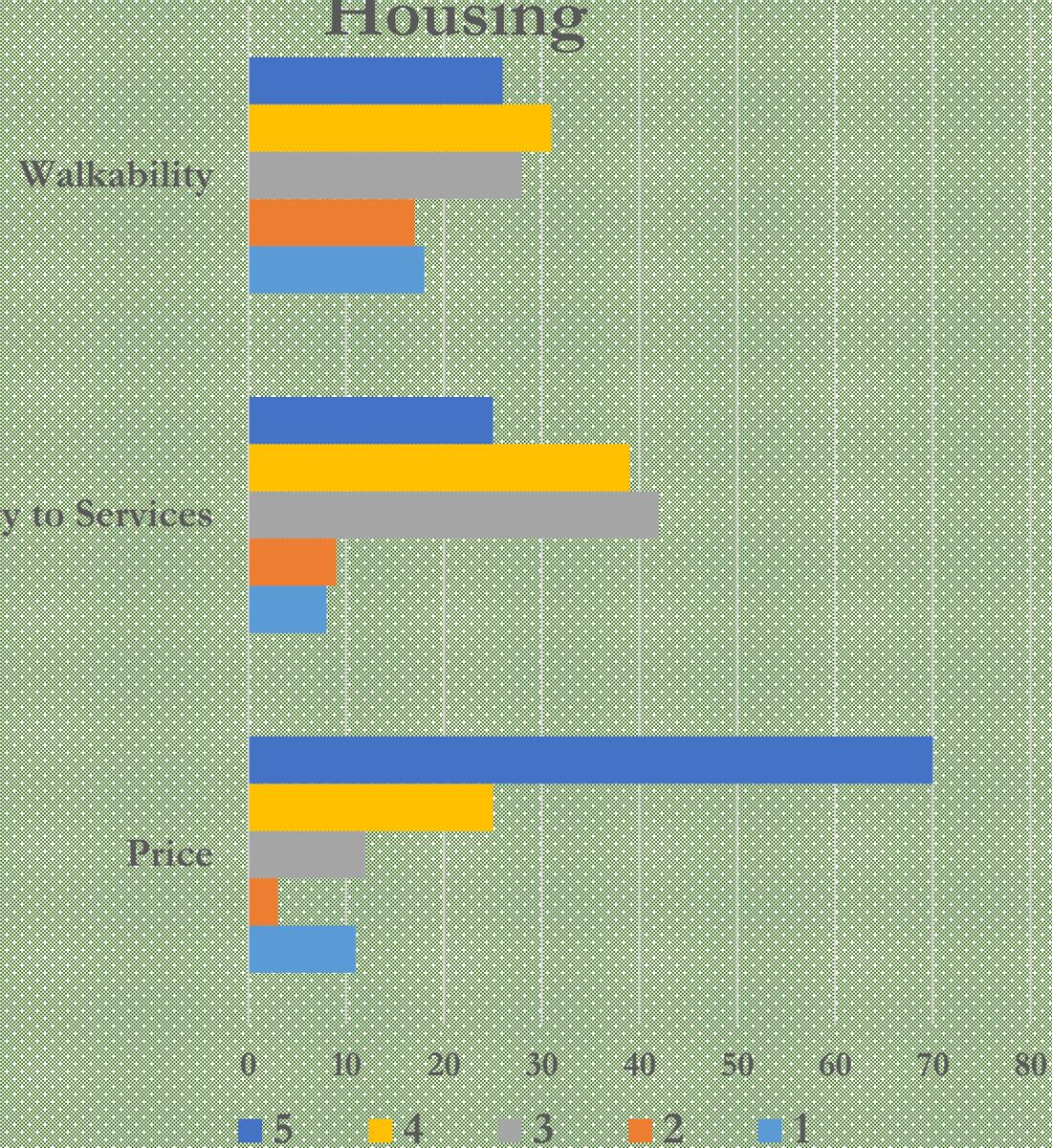
Please let the Planning Board know how you feel about housing in Peterborough by taking a **SHORT survey** (honest – only six questions!).



# Responses to Outreach



## Ranking of Importance for Housing



**Tell us:**  
**What makes a neighborhood a good place to live?**

A place for children to play  
 Slow streets to walk/ride safely  
 Good neighbors - not with alcohol problems, drug issues, constant complaints  
 Seeing neighbors in more than one place: church, school, library, playground etc.  
 Friendly neighbors, quiet streets  
 Daughter & I moved here 3 months ago, we see the love it! Friendly caring diverse people  
 Neighbors who do NOT share their minds with everyone from 11am to 4:30 AM  
 STATEWIDE LIBRARY SYSTEM  
 Tons of FREE resources in print & on computer  
 TREES, FLOWERS, BIRDS \* WILD ANIMALS  
 Pedestrian-friendly sidewalks/crosswalks  
 Village care, not business spread thru community  
 quiet family residence areas  
 Green Space  
 Affordable  
 Community garden  
 B

# What we have heard so far...

## What is important:

- More options for rentals – especially for young people
- Walkability & access to services
- More opportunities for smaller lots & smaller homes
- Making housing attractive and affordable
- Energy-efficiency

## What to be careful of:

- Over-building the town
- Effect on property values
- How to ensure long-term affordability
- What happens to existing houses in the Rural District

# Housing Opportunity for Peterborough Workers

- Hourly employees at four of Peterborough's largest businesses (ConVal, MCH, NHBB, RiverMead) earn an average annual wage of @\$36,210.
- What can they afford to buy or rent in Peterborough?

# What Do Peterborough Residents Need/Want?

“Develop an understanding of how changes in our demographic makeup will influence our housing needs and develop strategies, including changes to our regulatory structure, to meet those needs.”

*Peterborough Master Plan Vision Statement, 2015*

- Smaller homes
- Access to services
- Walkability
- More options to rent



# What does zoning have to do with it?

Current zoning gives you this



But not this

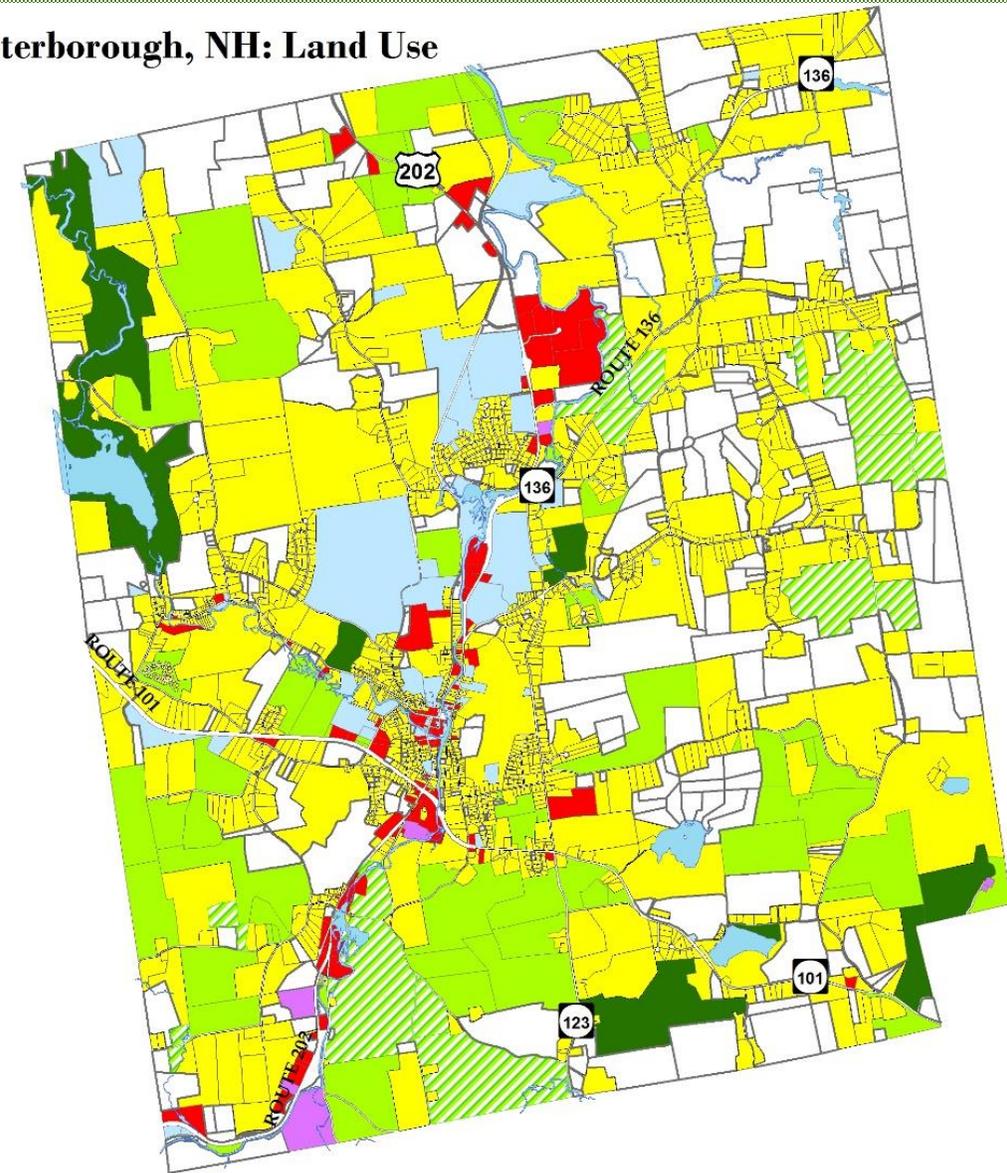


# Peterborough Housing

- Majority of housing is single-family detached & attached (condos, e.g.)
- Most single-family homes are located on large lots in the Rural District



Peterborough, NH: Land Use



Legend		
Surface Water	Industrial	Public/Semi-Public
Agriculture	Mixed Use	Recreation
Commercial	Open Space	Residential
		Undeveloped

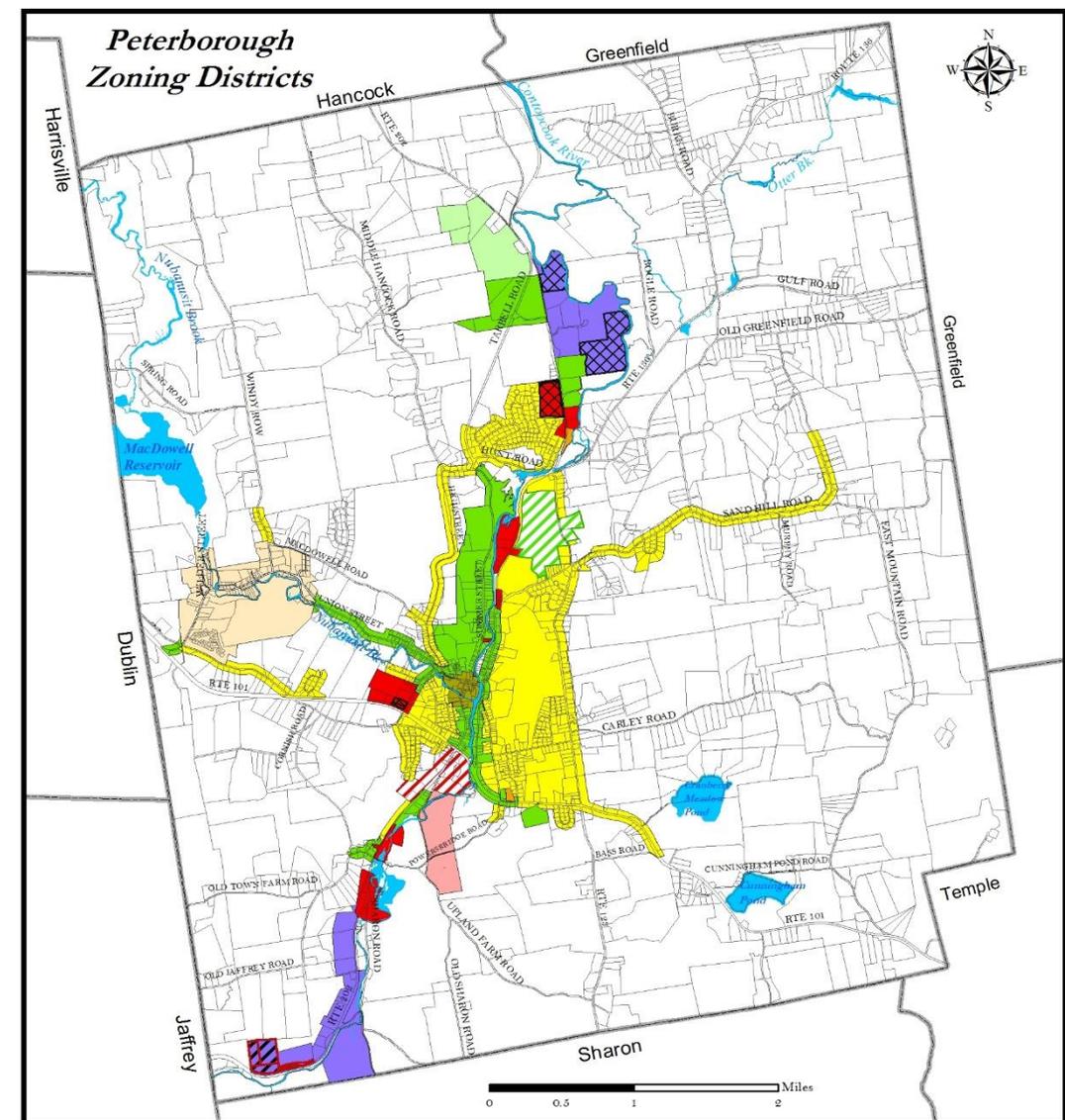
Created by Office of Community Development.  
All Data from Town of Peterborough  
Geographic Information System.



Date: 7/19/2016

# Housing in Peterborough By Zoning District

- Family (Yellow): single family only on 1 acre
- General Residential (Green): single-family, two-family, and multi-family on ½ to 1 acre
- Rural District (White): only single- or two-family on 3 acres

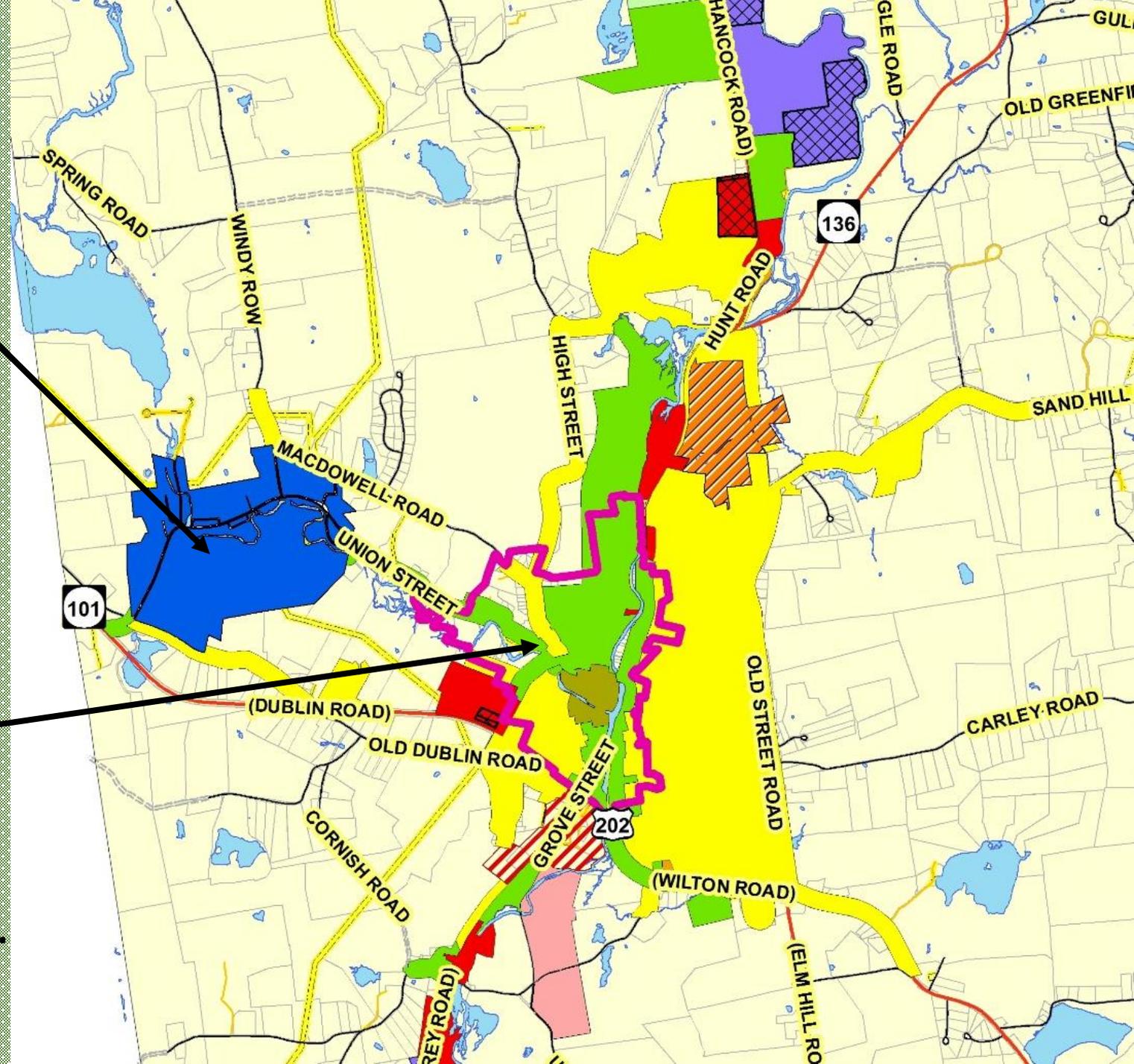


Created by Office of Community Development, 2016. Map serves as a guide to the official Zoning District Descriptions found in Peterborough's Land Use Regulations, Chapter 245.  
Zoning Districts valid as of May 2016 Zoning Ballot Vote.

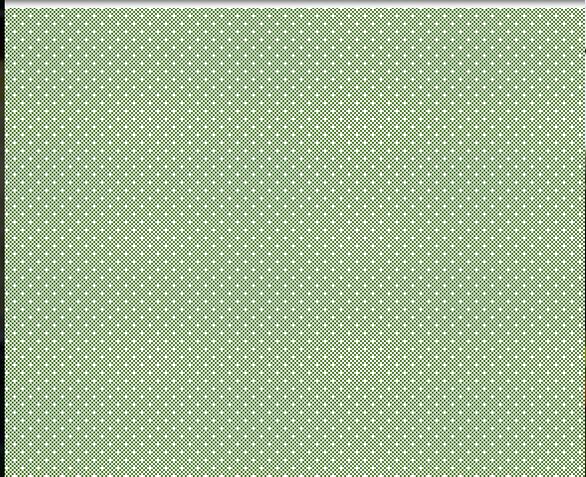
Legend	
==== Class VI Road	General Residence District
▭ Parcels (Current)	Monadnock Community Healthcare District
▨ Industrial Use - Must have Water/Sewer Extended	▭ Rural District
▭ Business/Industrial District	▭ Office District
▭ Commerce Park District	▭ Retirement Community District
▭ Commercial District	▨ Village Commercial District
▭ Downtown Commercial District	▭ West Peterborough District
▭ Family District	▨ Unavailable for Commercial Use

# Exceptions

- West Peterborough District
  - No minimum lot sizes
  - 10-foot building setbacks
- TND Overlay Zone
  - Family – 10,000 sq.ft.
  - Gen. Res. – 5,000 sq.ft.
  - Setbacks - variable



# Example of development following the 2004 adoption of the West Peterborough Zoning District: Nubanusit Neighborhood and Farm

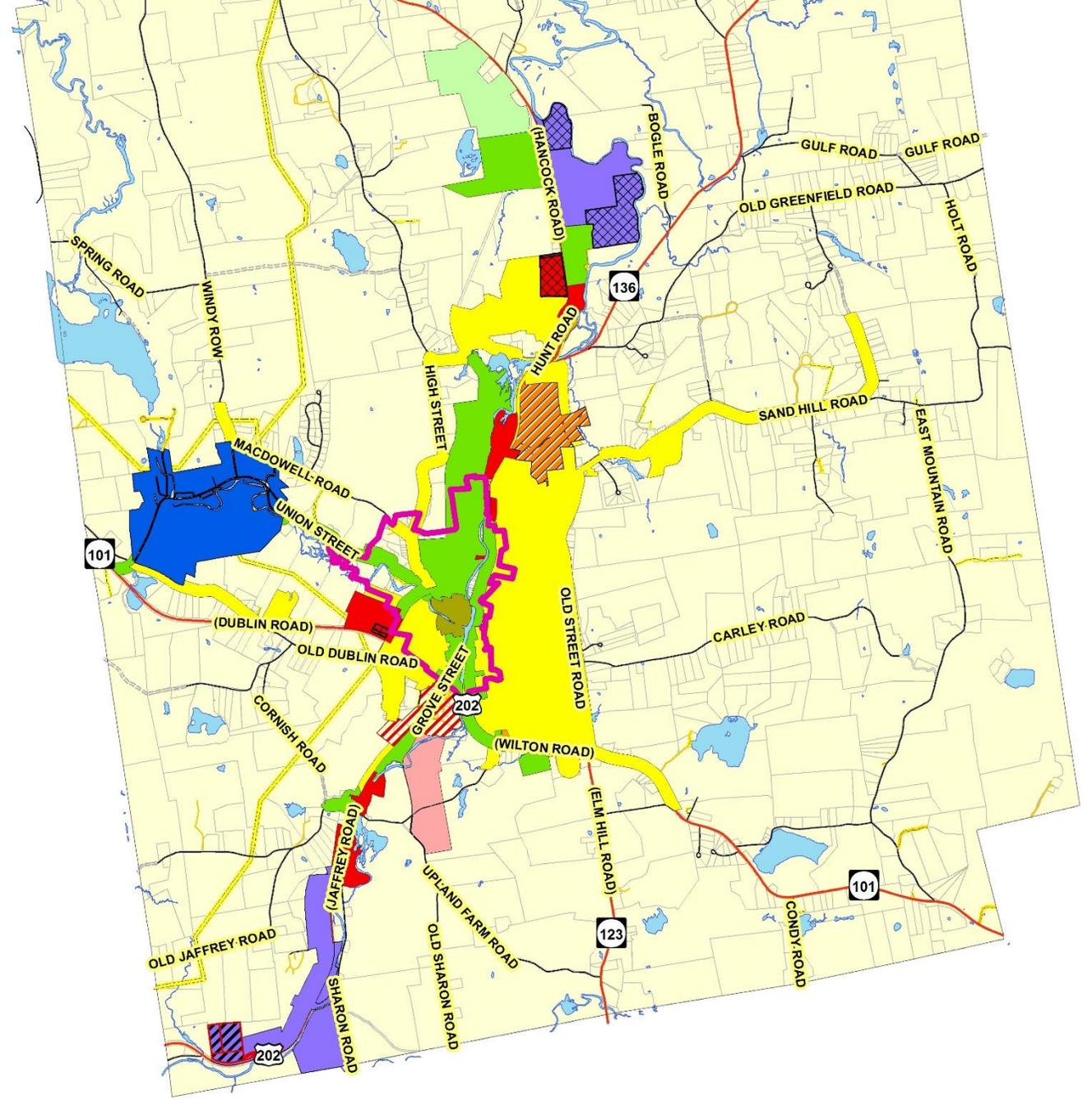


# Example of development following the 2014 adoption of the TND Overlay District: The Overlook on Vine Street



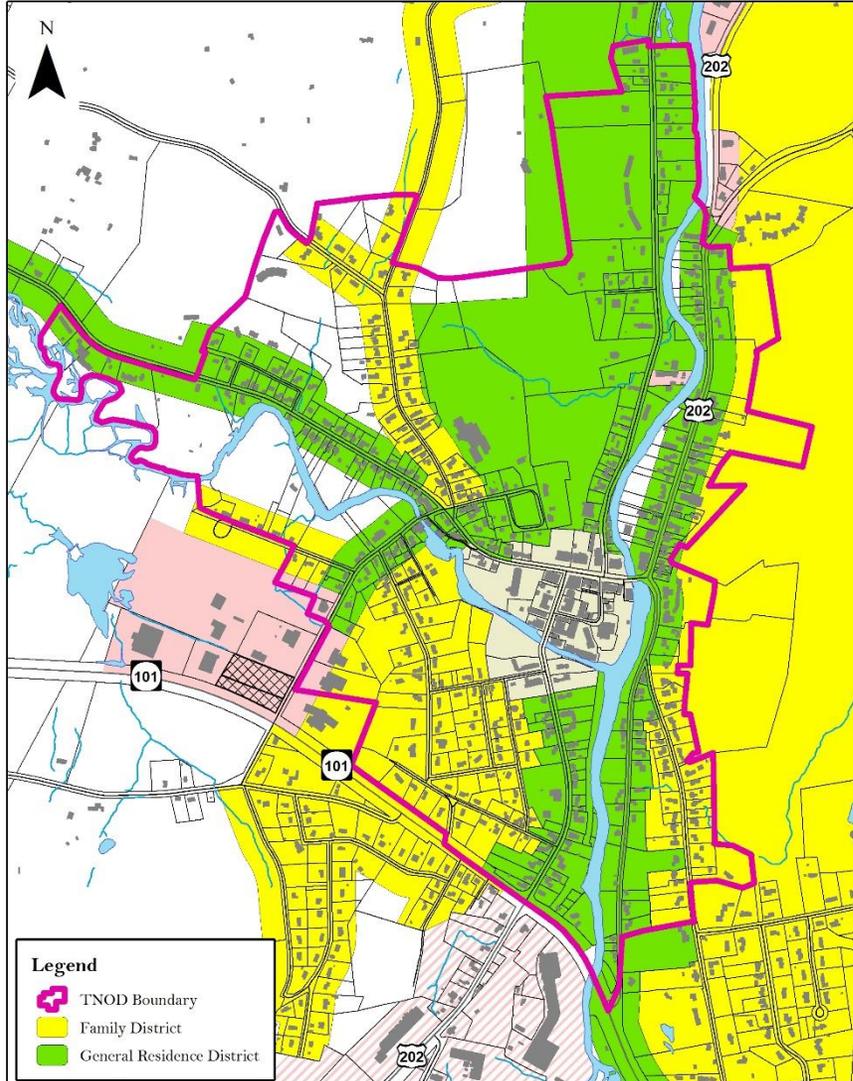
# The Project

Draft zoning that would allow village- and neighborhood-type development in appropriate areas



# Existing Traditional Neighborhood Overlay Zone

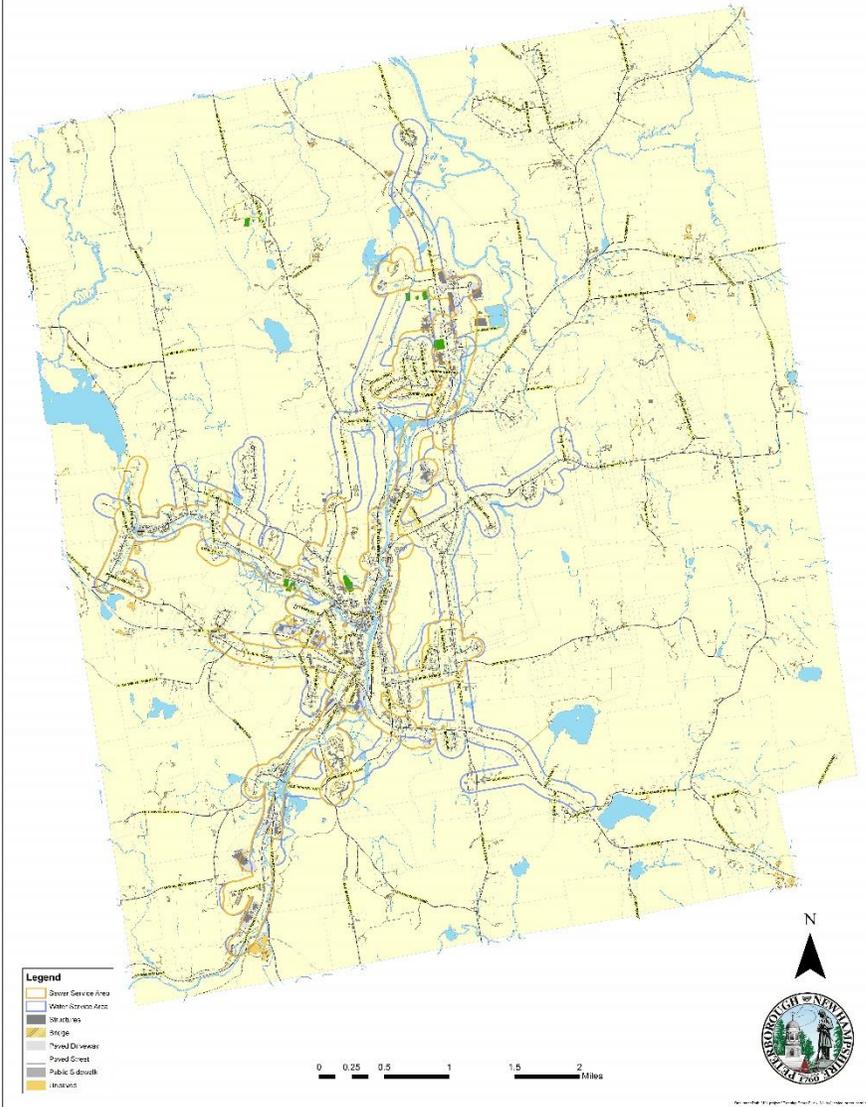
Traditional Neighborhood Overlay Zone



- Overlays Family and General Residence Districts.
- Allows creation of lots with 5,000 to 10,000 square feet (compared to ½ to 1 acre).
- Building setbacks are also reduced.
- Lots must be connected to existing Town water and sewer.
- Performance standards for parking and driveways.
- Design standards for new house construction.
- Plans must be approved by the Planning Board after notification to all abutters within 300 feet.

# Draft Amendment

Water and Sewer Service Areas



- Overlay Zone – no specific geographic location
- Must be connected to Town water
- Must either connect to Town sewer or provide a community system
- Minimum lot size = 5,000 sq. ft.
- Maximum front setback = 20 feet
- Side and rear setbacks = building codes
- Maximum lot coverage = 40%
- Allow all residential types and some limited businesses
- Will share some of the performance and design standards of the existing TND + others as applicable

# Next Steps

- Steering Committee Meeting – Nov. 17<sup>th</sup> @ 7:30 am
- Public Informational Meeting – Nov. 17<sup>th</sup> @ 1:30 pm in the Selectmen's Room of the Town House
- Discussion with the Planning Board – Nov. 21<sup>st</sup> @ 6:30 pm
- 1<sup>st</sup> Public Hearing - ?