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 oldest state in the country
- Seniors Prefer to Age in Place
- These factors are greatly affecting the supply and demand for housing choices.

Issues:

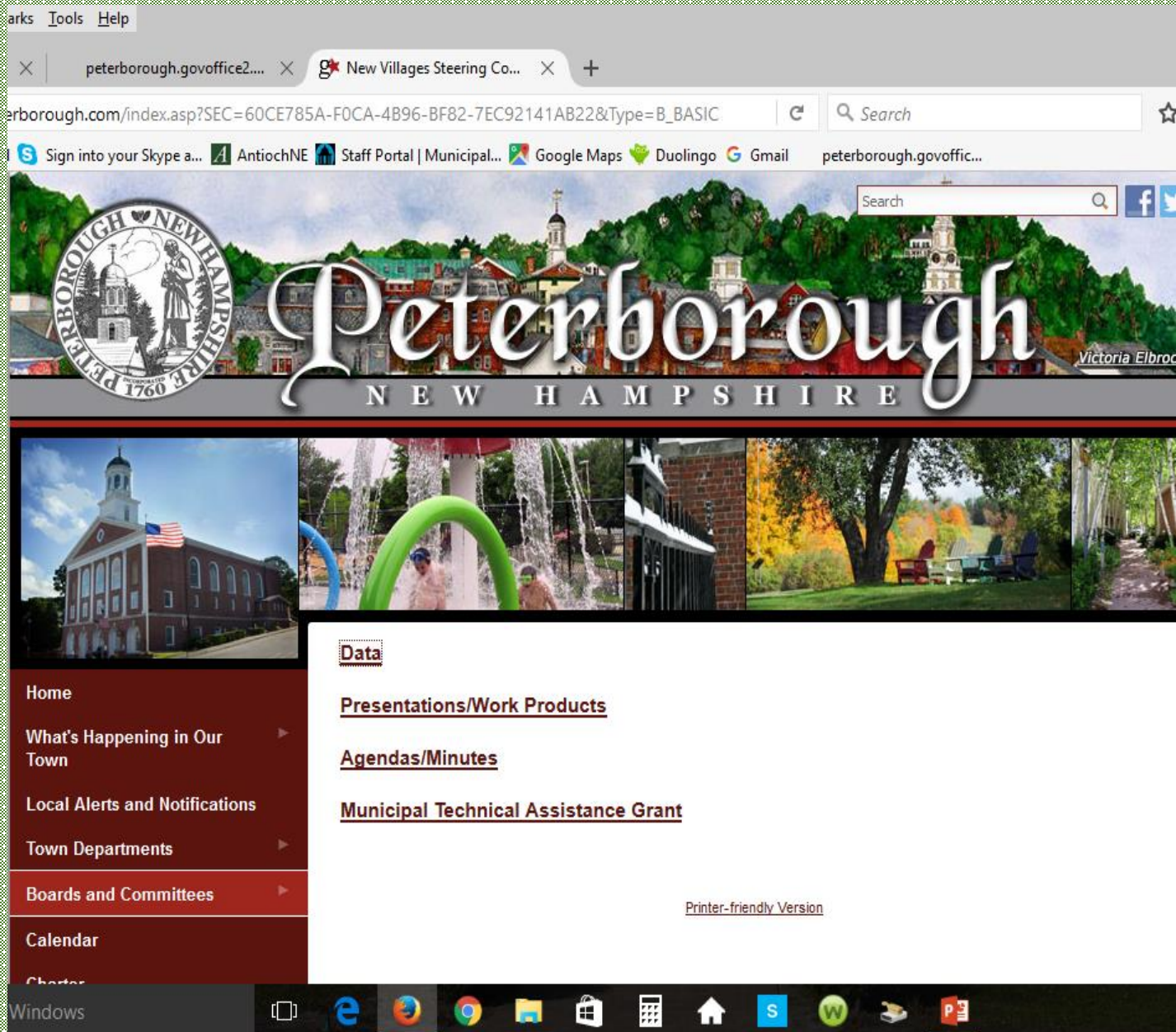
- There is a Housing Mismatch. New Hampshire's current housing supply is poorly aligned with evolving preferences among different age groups

- 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?

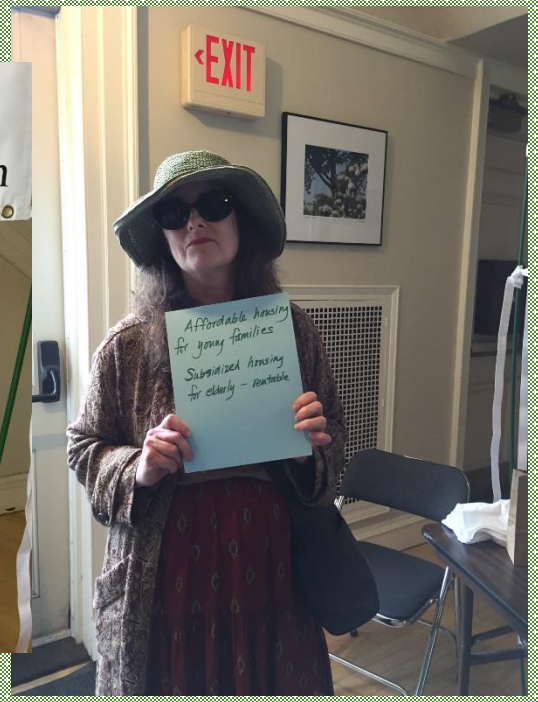
What we have done so far

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

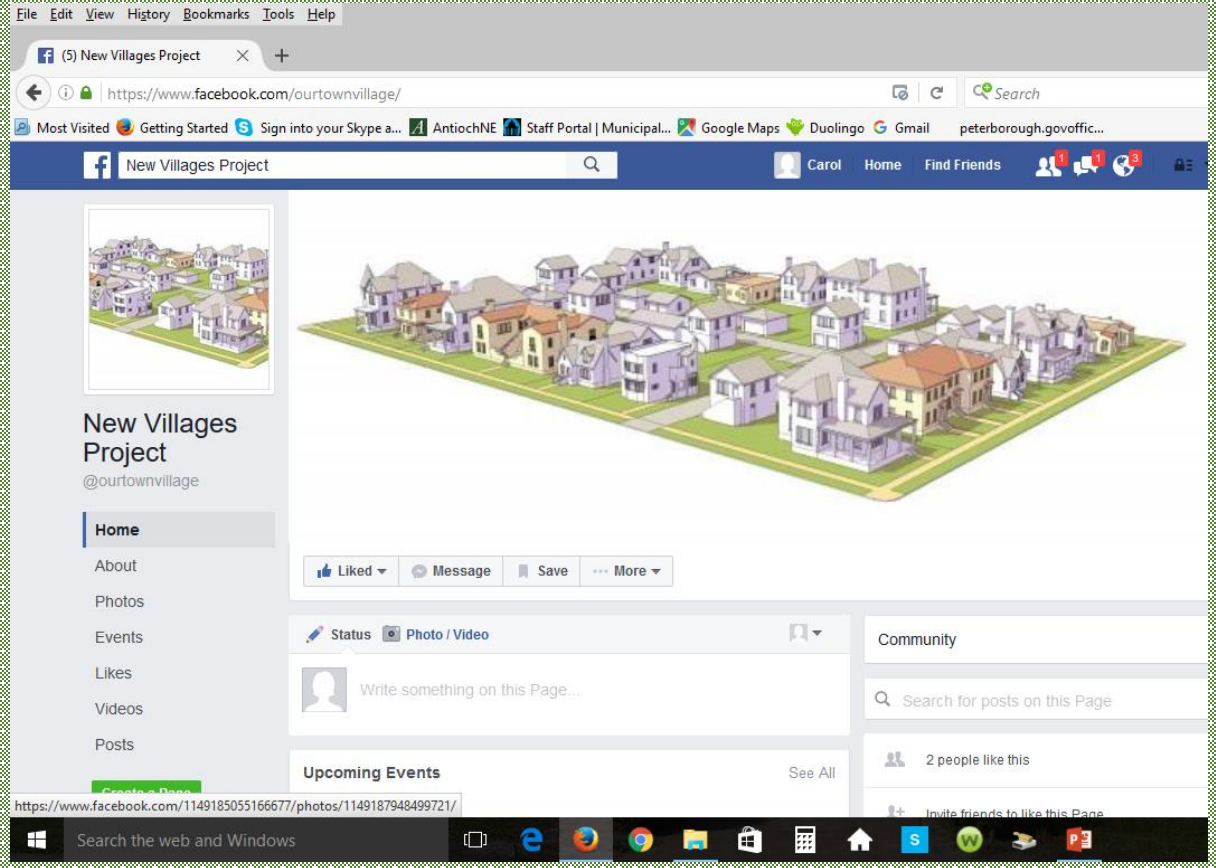


What we have done so far

- Created a "Planner is In" mobile booth w/survey

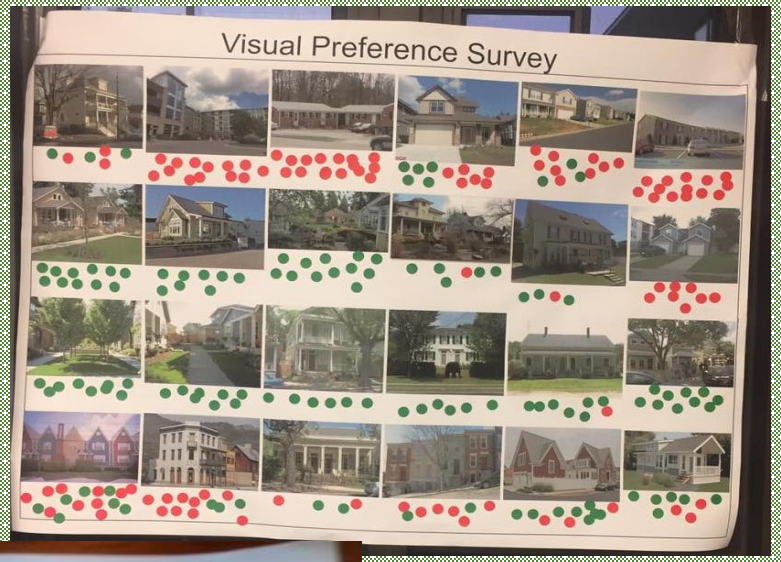


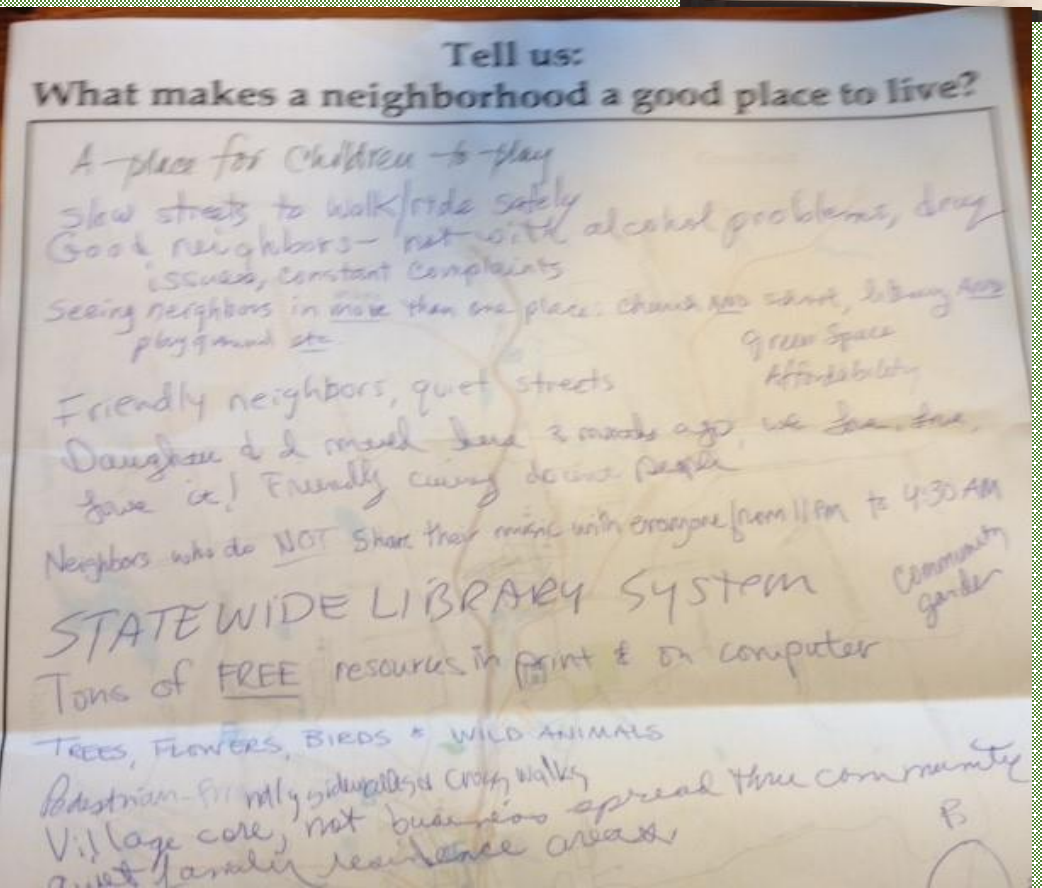
- Set up a Facebook page

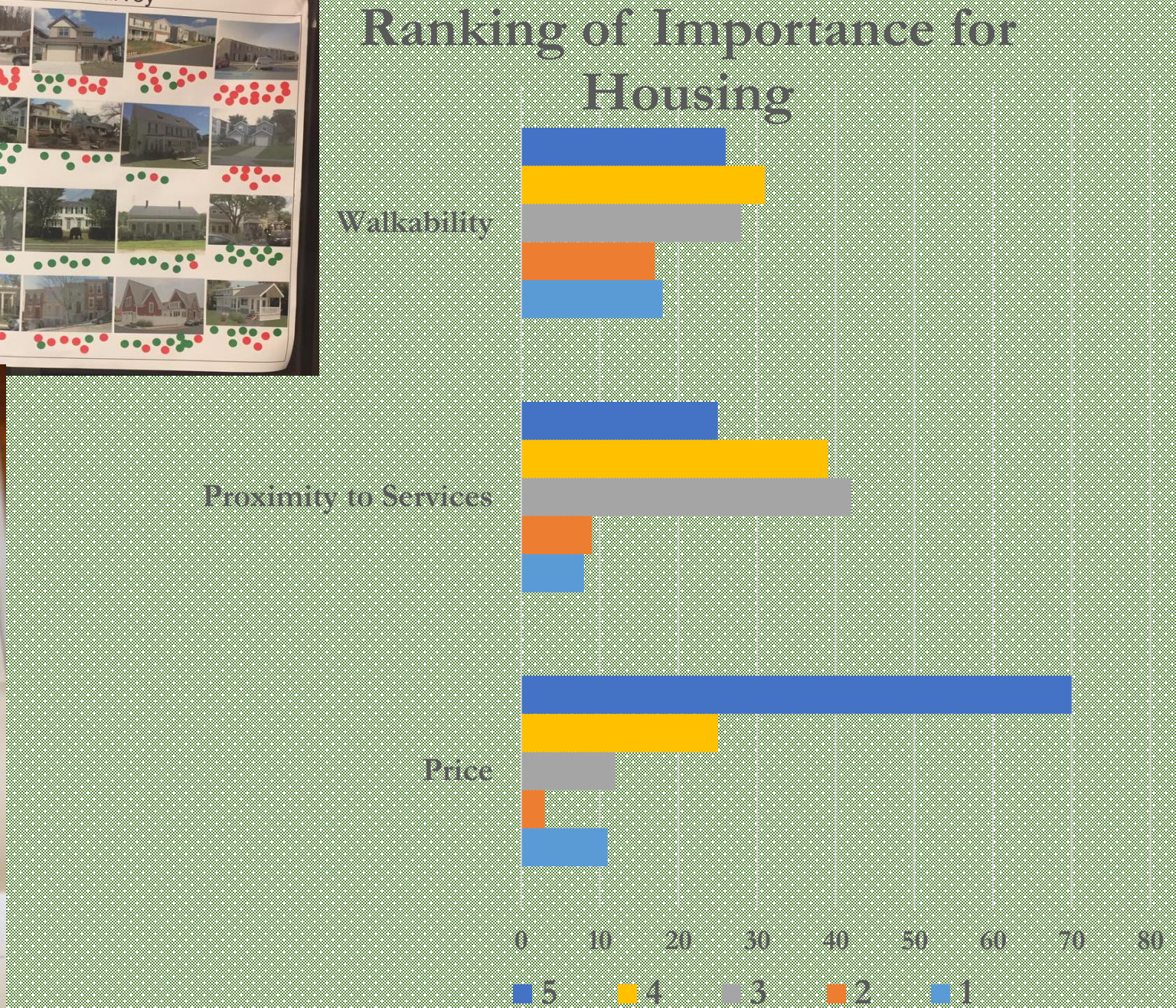


Please let the Planning Board know how you feel about housing in Peterborough by taking a SHORT survey (honest – only six questions!).

Responses to Outreach







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
- What happens to existing houses in the Rural District
- How to ensure long-term affordability

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, **<u>including changes to our regulatory structure, to meet those needs.</u>**"
Peterborough Master Plan Vision Statement, 2015

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

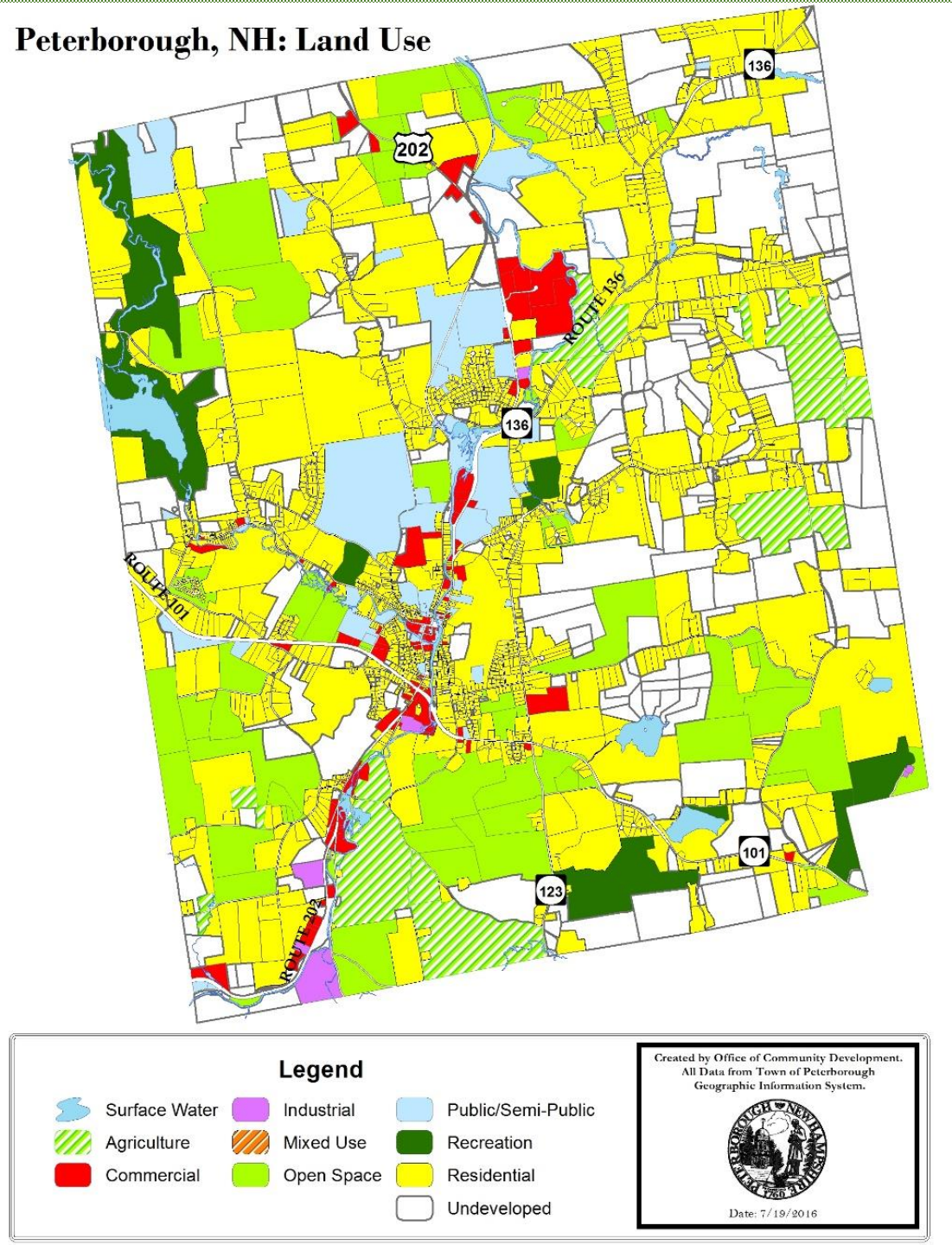
What does zoning have to do with it?

Current zoning gives you this

But not this

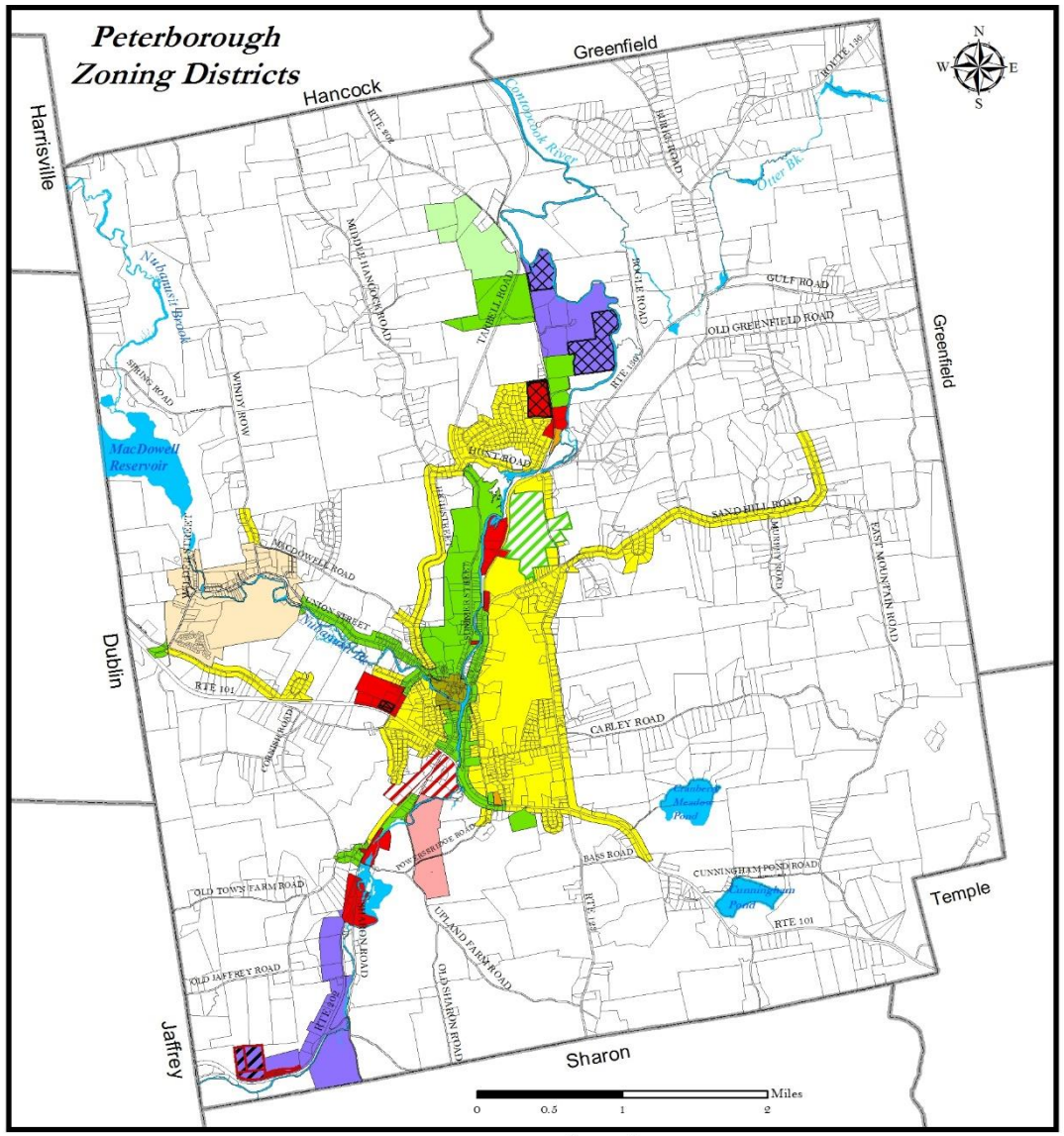
Peterborough Housing

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



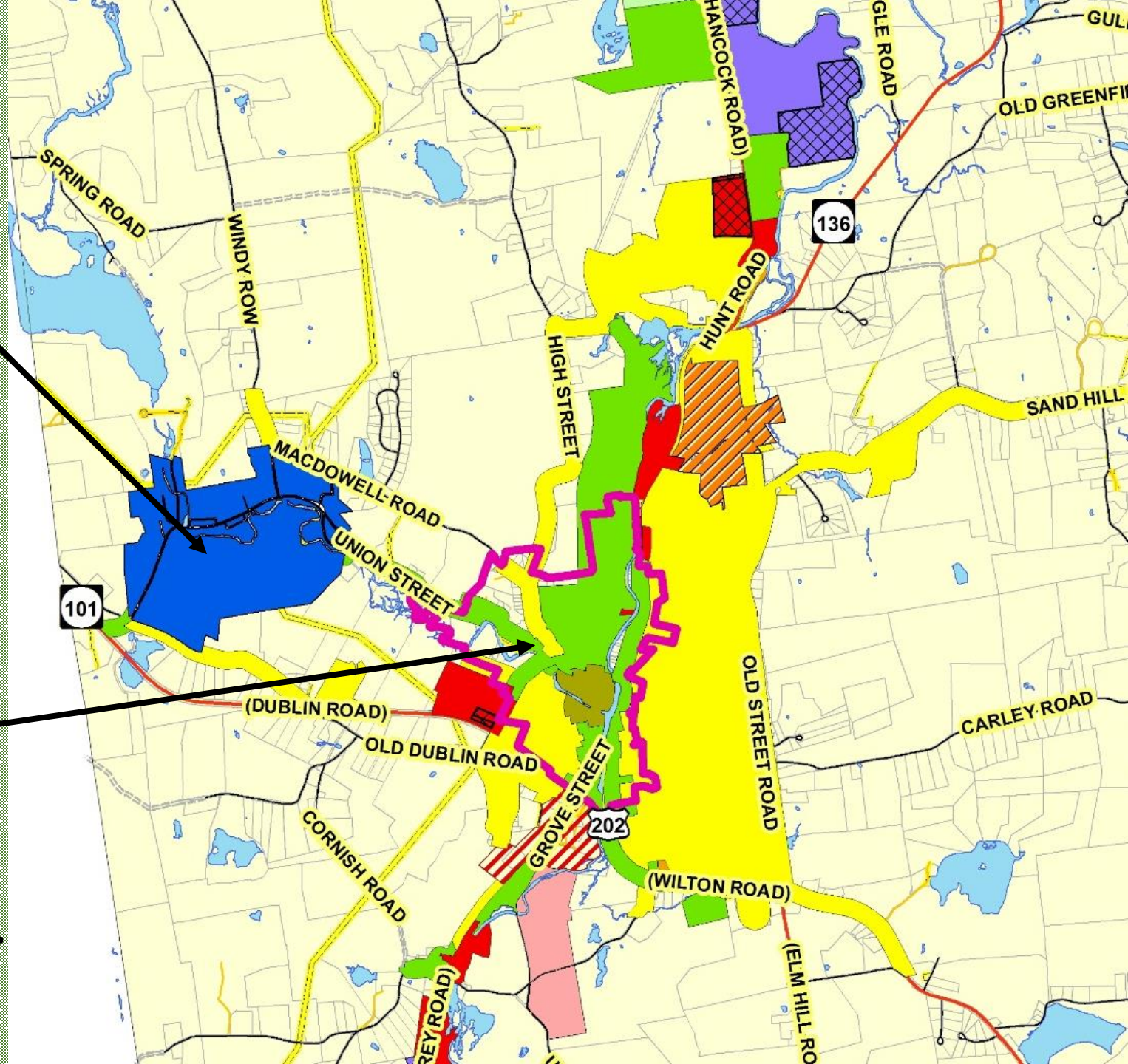
Housing in Peterborough By Zoning District

- 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

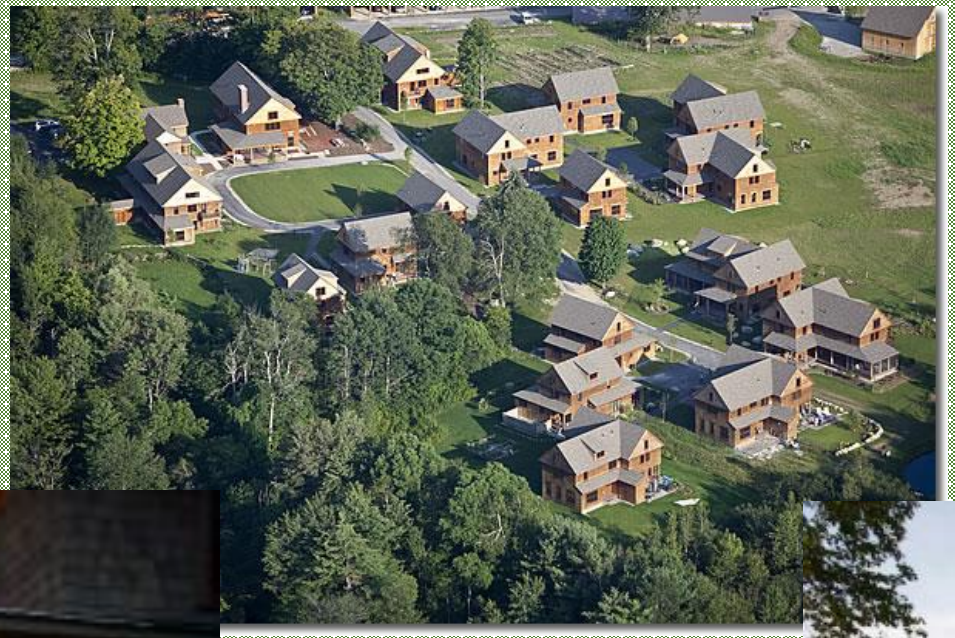


Exceptions

- 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



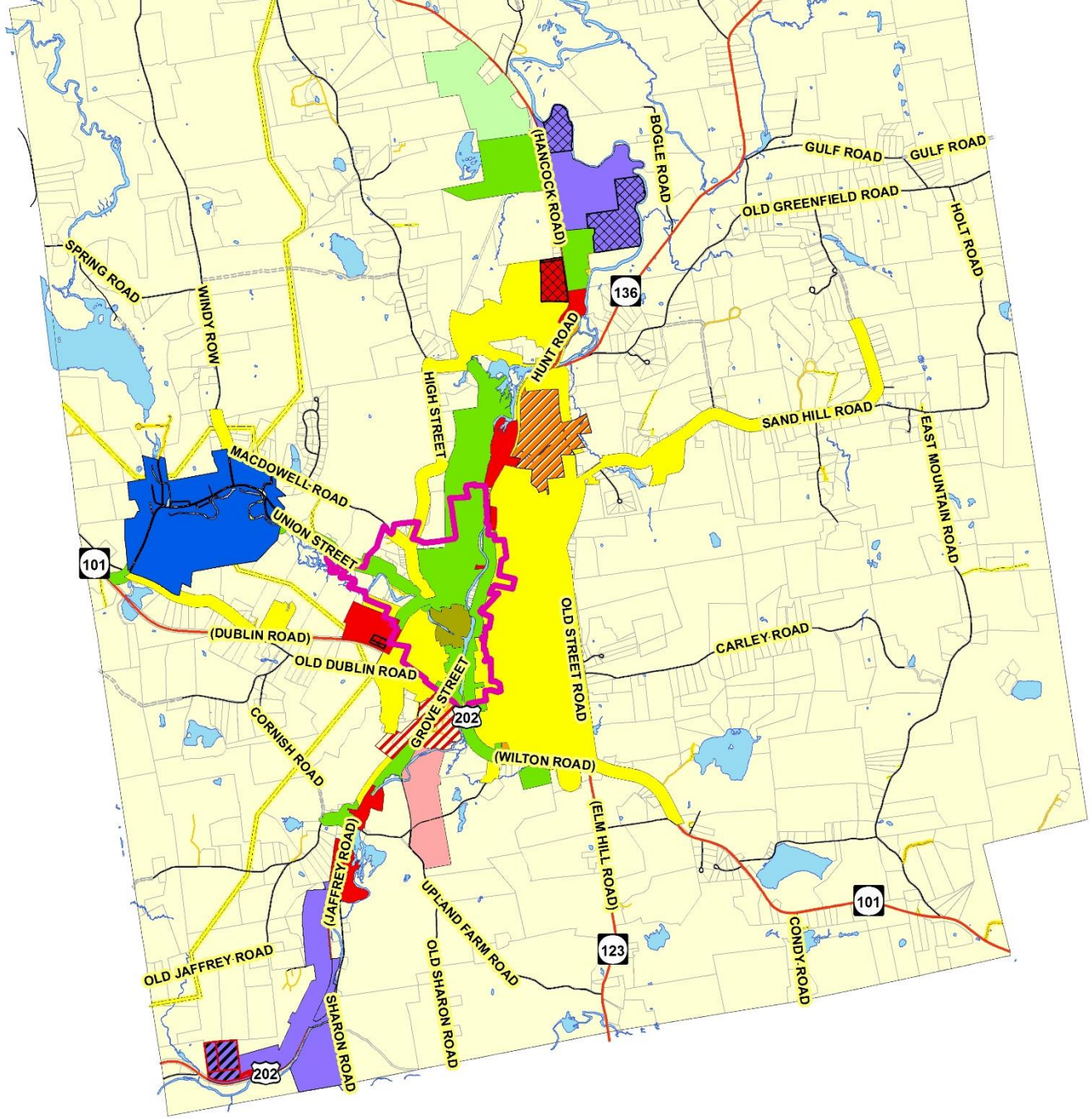
Example of development following the 2014 adoption of the TND Overlay District: The Overlook on Vine Street

Effect of the TND

- Admittedly, the houses being constructed on Vine Street are not to everyone's taste; nor do they meet the price range of what would be considered affordable for the average hourly worker mentioned previously.
- However, two important take-aways:
  - These homes are being built on existing infrastructure; and
  - They represent eight 3-acre (at a minimum) lots in the Rural District that are not being built on.

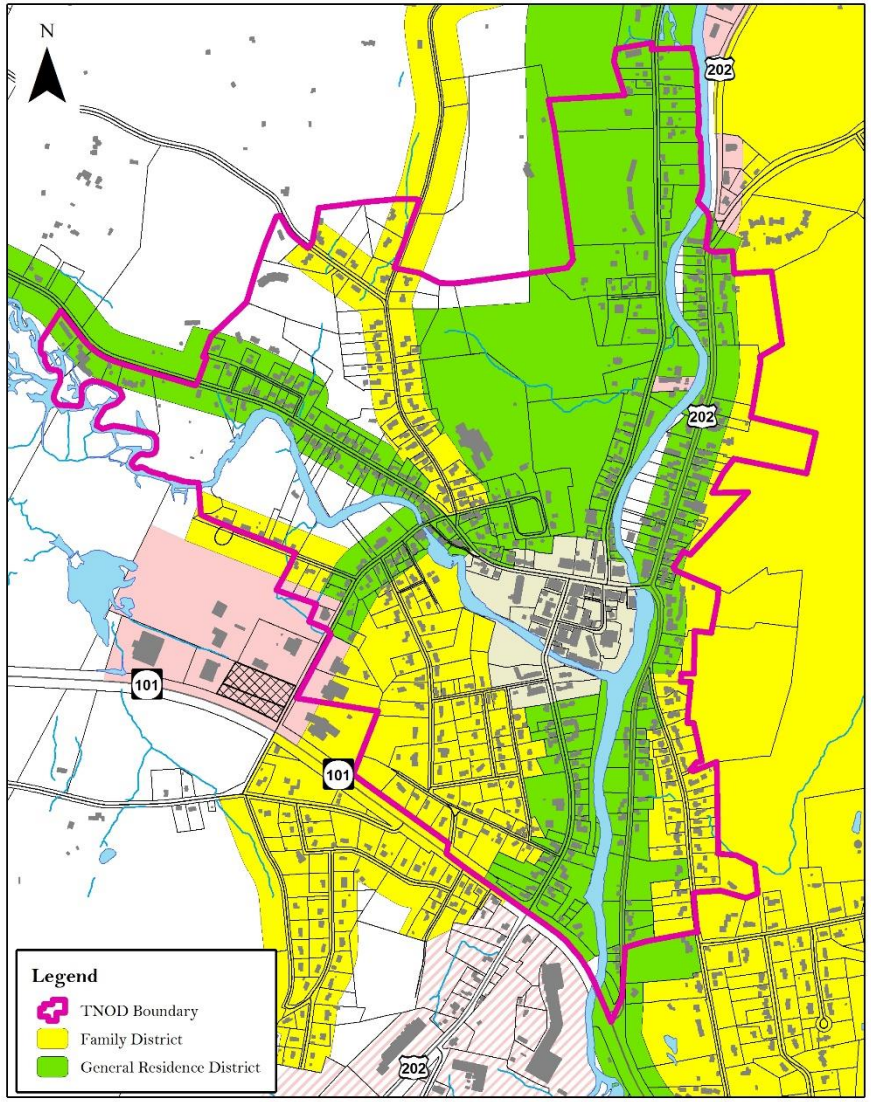
The Project

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



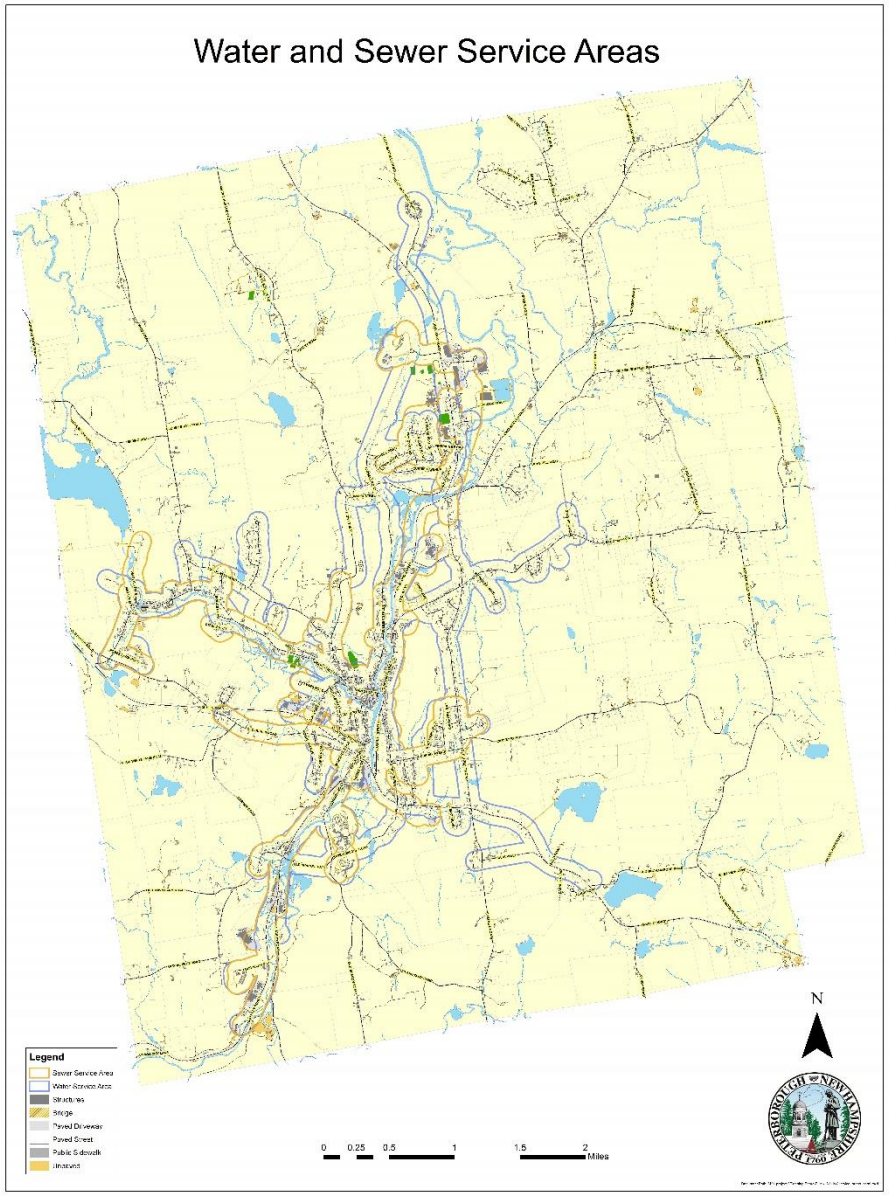
Existing Traditional Neighborhood Overlay Zone

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



- Overlay Zone – no specific geographic location
- Must be connected to Town water
- Must either connect to Town sewer or provide a community system
- No minimum lot size
- 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. 17th @ 7:30 am
- Public Informational Meeting – Nov. 17th @ 1:30 pm in the Selectmen's Room of the Town House
- Discussion with the Planning Board – Nov. 21st @ 6:30 pm
- 1st Public Hearing – December 12, 2016 @7:00 P.M.