

# PROPOSED ZONING:

PUBLIC Questions & Concerns

- Acronyms - what do they mean?
- Mixed-use areas - ~~are there provisions to decrease parking standards~~
  - reduction of car-use by mixed-use planning
- Do standards address parking requirements
- Workforce/Affordable housing?
  - ~~State~~ <sup>Goth.</sup> Church - no provisions to make it aff?
  - Should address more opportunity
  - Most houses sell for around \$210,000
  - Could it be added to proposal?

Granting density by-right, instead of IF you make it aff.

- What market will bear will not produce aff. bilty
- Re-examine density by-right

• T4 Residential - from rural

- Min 50 ft frontage?
- 4x5 = 20 fams?

on 5x5 Parking → - Address ~~fam~~ parking - not enough for ea um

- Overpopulation in 74 Res - Elm St South
- Need to provide incentives to build w/ housing
  - PB - explore this option
  - No way to ensure this in proposal
- Consider NOT re-zoning whole town at once - maybe D.T. J<sup>1st</sup>
- What does density by-right mean? - Pete answers
- Frontage define
- Max sizes for buildings ~ problematic
- Conditional Use Permits allow neighbors to have a voice
- They have always invited land-owners
  - Planning Board doesn't care
- Talk to the ~~new~~ neighborhoods!
- Proposed zoning are generous in types of allowed uses - take SA
- - Impact to abutters - enormous

- Vale St ~~was~~ Some lots can handle mixed-use, but neighborhoods close to D.T. will be impacted

- Ask - Understand reality of what neighborhoods are like

- PB doesn't know what neighborhoods want

- PB not concerned about opinions of people who are most affected

- Notify, by-mail, what is proposed to affected residents/dists. before

the Town Ballot

- Parking - If only one space, you have to park on the St - Safety issues w/ EMT/SNOW

- Most expensive parking = ON ST.

- AGAINST On-st parking

- Even single ppd in studio Apts have guests

• By-right

- TB doesn't take into account  
abutters needs and desires

- Need checks and balances

- More C.U.P. / less by-right

• Parking - you need a car in order to  
commute to a job - no public transit

- HARD to say - 1 Car

• How do you feel abt. tandom parking?

• Concord St. - New-zoning = more  
traffic-inducing enterprizes

\* Has anyone talked to State?

- No room w/ turning-lanes

• 0 ft setbacks - concern  
5 ft - inappropriate, esp. along  
high-traffic roadways

• Rural zoning has not stayed the  
same - unclear unless map analyzed  
\* Solera Property \*  
- Need more transparency

• Where in NH is form-based zoning  
applied in the whole comm?

- How is it working elsewhere?

- Dover - not whole town/city

- Why is this better?

• Is form-based zoning the best way  
to get what we want?

• Need to protect rights of community already here

- Poorly thoughtout areas for

• HIGH density

- Setbacks too low - 0-5 ft

- 25 reduced to 10 ft -

• Concerned ~~AP~~ w/ form types

• Small Apt Build - 60-75

too ~~fat~~ big

- CUP Criteria gives P.B.

too much power

• Cheney

• Form-based code - saw ~~at~~ how it was done elsewhere

- Neighborhoods agree on setbacks etc. before making it by-right

- Low % of town has shared input

• Setback - to prop line, not to Street

- Needs to be explained

• How easy is it to see what your

zoning is what it is proposed to be

• Need mtgs specifically for information

• Board needs to explain what current

zoning is as well

Information on what exists,  
what is proposed @ higher  
level so we understand it  
to ask more questions

## • BIG VISUALS

- Examples of how neighborhoods  
can change - setbacks, forms, parking

• Is there a SYNOPSIS somewhere  
with the purpose, esp for all dists.

- Look into form-based code and you. - does it need  
to be more specific

• What is purpose of form-based zoning

• Is there an assessment of how zoning will affect taxes?

• PB is telling us what we need instead of giving us what we want

- Have a meeting before proposal of whether we even want to do this

• People think of ind. benefit to themselves, and not the comm/neighborhood

- Neighbor who subdivides doesn't think about the abutters

• PBORO has Master Plan

- How much of prop. zoning is driven by MP?

- \*MP that has been agreed to / voted-in

• Post notes to Website

• Don't see Criteria for

Conditional Use Permits

• "Nopeing in front" - is this necessary?

• Solera Property - T4V.

• Need more parking guidelines

• OCD Director = Advisory to PB

- Does PB ask staff what they think?

- Wasted asset by not utilizing staff.

I in agreement to comment

• The details matter

- Each little form needs to be dictated

• PB Does degree of infill dev't reach intended goal?

• ZBA Should work

together more - ZBA should be

weighing in since they know ord. details.

• Agree PB is not expert

- get report from Pete, etc.

but could get more info  
from him

• Why is  
EA  
addressing  
this