



TOWN OF
PETERBOROUGH
OFFICE OF
COMMUNITY DEVELOPMENT

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PLANNING BOARD
NOTICE OF PUBLIC HEARING

Please be advised that at a special meeting on **Monday, February 25, 2019** beginning at 6:30 P.M. in the Select Board Meeting Room at the Town House, the Planning Board will hold **Public Hearings** on **Eleven (11) proposed amendments to the Zoning Ordinance** as follows:

- 1) Amend Section 245-4 "Definitions" to add definitions of "Clinic"; "Structure"; and "Use"; and modify definitions of "Bed and Breakfast Establishment"; "Dwelling, Two Family"; "Professional Services"; "Recreational Facility"; and "Setback".
- 2) Amend Section 245-4 "Definitions" to modify the definition of "Health Care Facilities"; to add the definition as a permitted use in Sections 245-9 "Village Commercial District" and 245-9.1 "West Peterborough District"; and to delete a qualification of the use in 245-10.2 "Business/Industrial District".
- 3) Amend Section 245-4 "Definitions" to add a new consolidated definition of "Residential Care Facility" and add this new definition as a permitted use in Sections 245-9 "Village Commercial District", 245-9.1 "West Peterborough District", 245-9.2 "Monadnock Community Health Care District", 245-10 "Downtown Commercial District", and 245-11.2 "Retirement Community District".
- 4) Amend Section 245-4 "Definitions" to add a new definition of "Residential Drug and Alcohol Treatment Facility" and add the new definition as a permitted use in Sections 245-9 "Village Commercial District", 245-9.2 "Monadnock Community Health Care District", and 245-10 "Downtown Commercial District".
- 5) Amend § 245-9.2. "Monadnock Community Health Care District" to allow clinics that provide "outpatient drug or substance abuse medical treatment" as a permitted use.
- 6) Amend Sections 245-7 "General Residence District" and 245-8 "Rural District" to eliminate the requirement for obtaining a special exception for siting a church in the districts and to allow "Religious Intuition" as a permitted use in both districts.
- 7) Amend Section 245-14 "Groundwater Protection Overlay Zone" to clarify that the impervious surface standards in the ordinance apply to all proposed uses in the Overlay Zone.
- 8) Amend Section 245-15 "Wetland Protection Overlay Zone" to change the exemption for "Sedimentation /Detention Basins" to "Pre-existing Sedimentation/Detention Basins"; to allow all stormwater management systems and utilities systems to be permitted and maintained in the Overlay Zone subject to a Conditional Use Permit.
- 9) Amend Section 245-24.6 "Workforce Housing" to clarify that "Multifamily Workforce Housing is permitted in any district that permits multi-family housing; to modify criteria for granting waiving or modifying lot and yard standards; and to establish a time frame that units will be guaranteed as affordable.
- 10) Amend Section 245-11.2 "Retirement Community District" to eliminate the requirement of obtaining a special exception for certain specified accessory uses listed in the District.
- 11) Amend Section 245-42 "Duration of Approval" to delete existing language and replace it with language that is consistent with the requirements of the Statute.

Following the public hearings, the Planning Board may vote to: approve proposed amendments for placement on the Town Meeting ballot for May 14, 2019; make changes to proposed amendments and set a second Public Hearing date; or withdraw proposed amendments from further consideration.

A complete copy of the text of these proposals is available at the Office of Community Development, in the lobby of the Town House, and on-line at www.townofpeterborough.com. Anyone needing assistance to attend this meeting should contact the Office of Community Development at 924-8000 x 104 one week prior to the scheduled meeting.