

## APPENDIX 8-A

### HISTORIC DEVELOPMENT PATTERNS

Peterborough's development pattern can be described as having four components:

- 1) Highway development along Routes 101 and 202;
- 2) Village nodes;
- 3) Neighborhoods; and
- 4) Frontage development along the town roads.

An examination of old town maps indicates that Peterborough always had a dispersed development pattern; this is likely because the Town was divided into lots as soon as the land grant was sold. A 1954 map does not look appreciably different in terms of dispersal than today's land use map. The first Master Plan, written in 1974, identified five distinct villages or neighborhood areas, by the time of the 1992 update, it had increased to eight. The observation was also made in the 1992 Plan that the distinction between town and country had become blurred, with some areas connected by highway strip development, a type of development not typical of an old-fashioned New England Village.

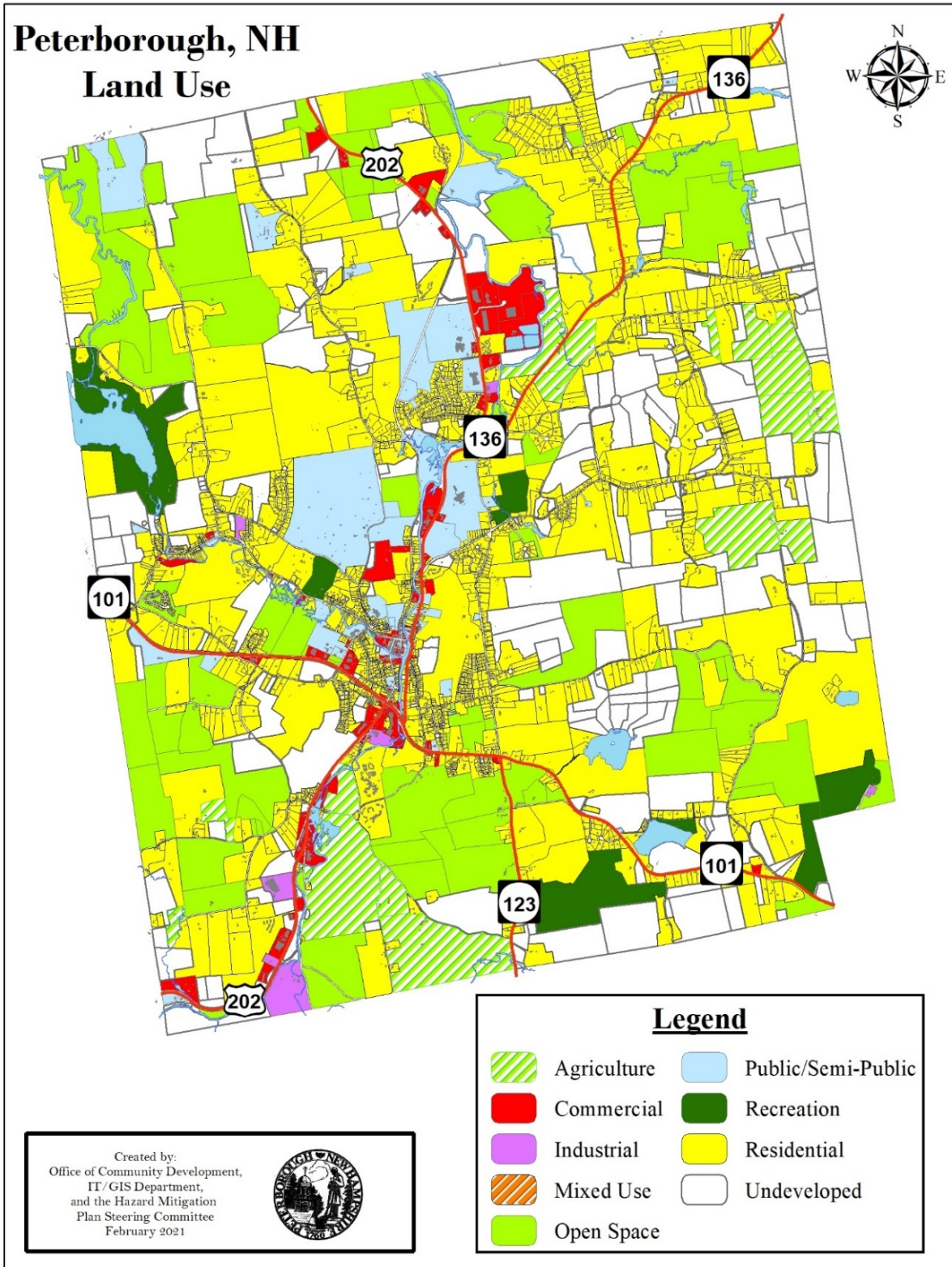
Today, the general land use pattern is not noticeably different from that of 1992. As noted above, some of the village areas continue to be connected by strip development and are not typical of an old-fashioned New England village. The remainder of the Town is still predominantly rural, although there are pockets of residential development throughout.

## APPENDIX 8-B

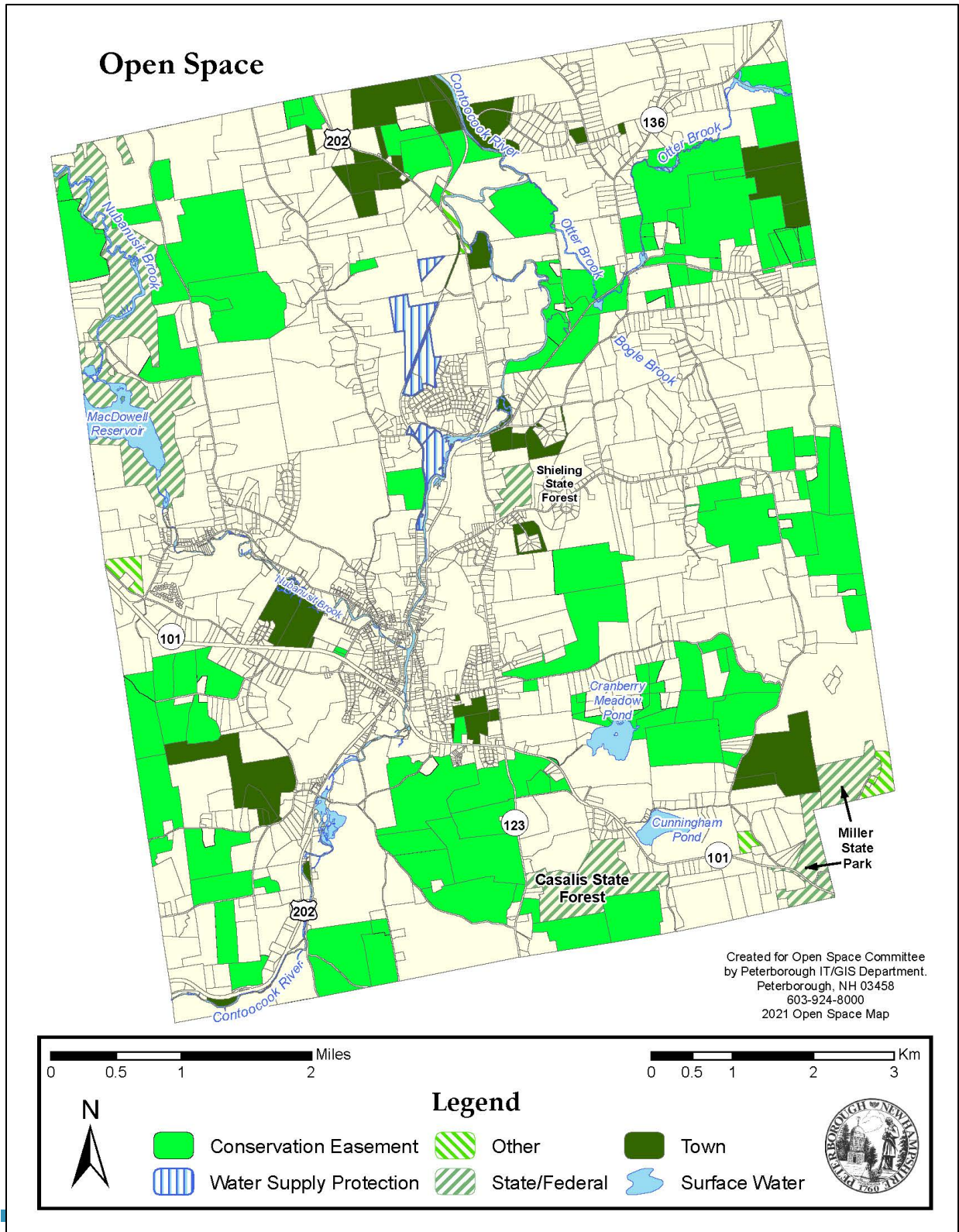
### DESCRIPTION OF LAND USE CATEGORIES

- **RESIDENTIAL** – Identifies all structures in which dwelling units are found. These include standard (site built) single-family homes, duplexes, multi-family, factory-built modular homes, manufactured homes, apartment buildings, and seasonal cottages.
- **COMMERCIAL** – Identifies uses that supply goods and/or services to the general public as a principle use of the property. These range from grocery stores and retail of products to professional offices.
- **INDUSTRIAL** – Land and structures used for manufacturing, processing, packaging, storage, and/or warehousing.
- **PUBLIC/SEMI-PUBLIC/INSTITUTIONAL** – Establishments and facilities supported by and/or used exclusively by the public or non-profit organizations. This includes fraternal, religious, charitable, educational, governmental, and public utility facilities.
- **PROTECTED LANDS** – All lands in Peterborough that are under a conservation or preservation easement, either publicly or privately held, with the stipulation that they cannot be developed.
- **RECREATIONAL** – Land and/or facilities that are devoted exclusively for public or private recreational pursuits and may be owned either publicly or privately.

APPENDIX 8-C



APPENDIX 8-D



## APPENDIX 8-E

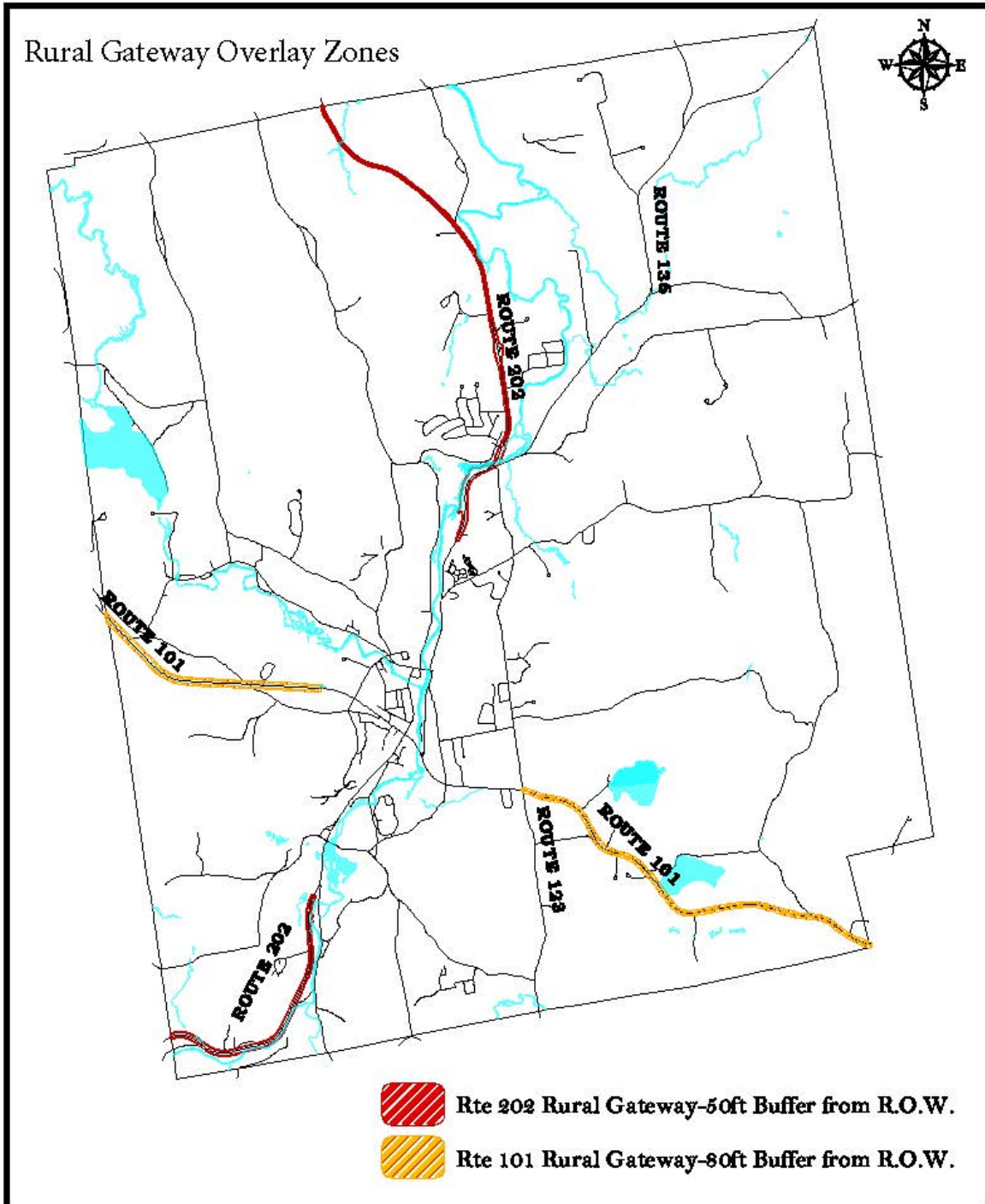
The purpose of the Scenic Roads ordinance is to help preserve the scenic qualities along certain roadways in the community. Those scenic qualities may include but are not limited to stonewalls, old growth vegetation, and viewsheds<sup>1</sup>. Below is a list of the Peterborough roadways which have been adopted as Scenic Roads under section §176 of the Peterborough Town Code. All roads were adopted as such at Town Meeting in 1972.

- 1) Carley Road
- 2) Cornish Road
- 3) Crosby Road
- 4) Four Winds Road
- 5) Gulf Road
- 6) Old Dublin Road
- 7) Old Greenfield Road
- 8) Old Jaffrey Road
- 9) Old Town Farm Road
- 10) Powersbridge Road
- 11) Slab Road
- 12) Windy Row

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<sup>1</sup> Viewsheds can be defined as the natural environment that is visible from one or more specific vantage points

APPENDIX 8-F



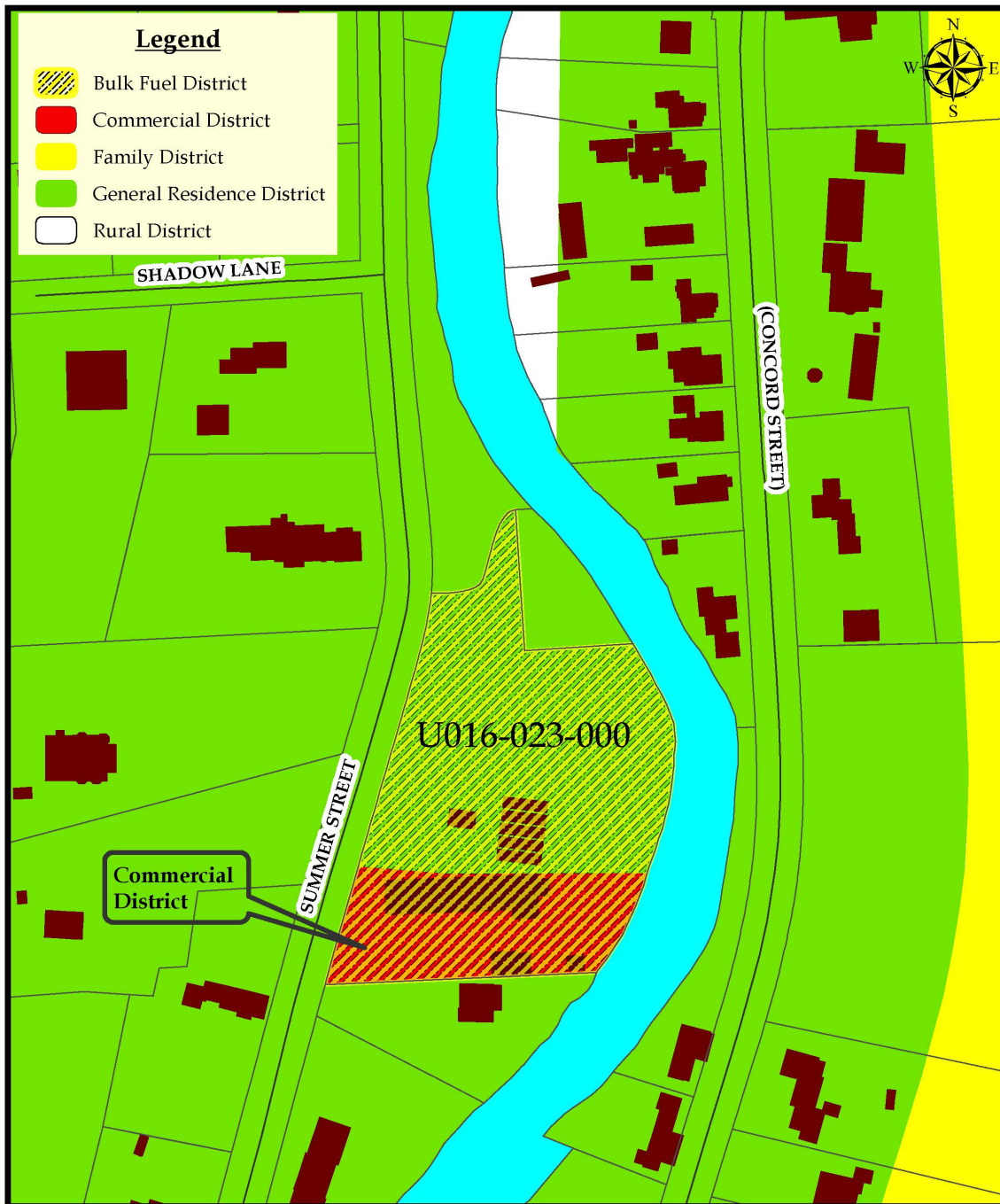
**NOTE:** This map only serves as a guide to Peterborough's Land Use Regulation Chapter 245. Written descriptions are the official Zoning Delineations.

## APPENDIX 8-G

For information regarding the Floodplain District, see 245-13 of the Peterborough Zoning Ordinance. Further information for businesses and residents on regulatory floodways, 100-year floodplains, 500-year floodplains, and National Flood Insurance Policy (NFIP) can be found by visiting the [Town of Peterborough's website](#) under “How Do I...”, “Tax Maps & GIS”, “Flood Maps (DFIRMS).” You may also visit [FEMA's interactive floodplain web mapping tool](#).

APPENDIX 8-H

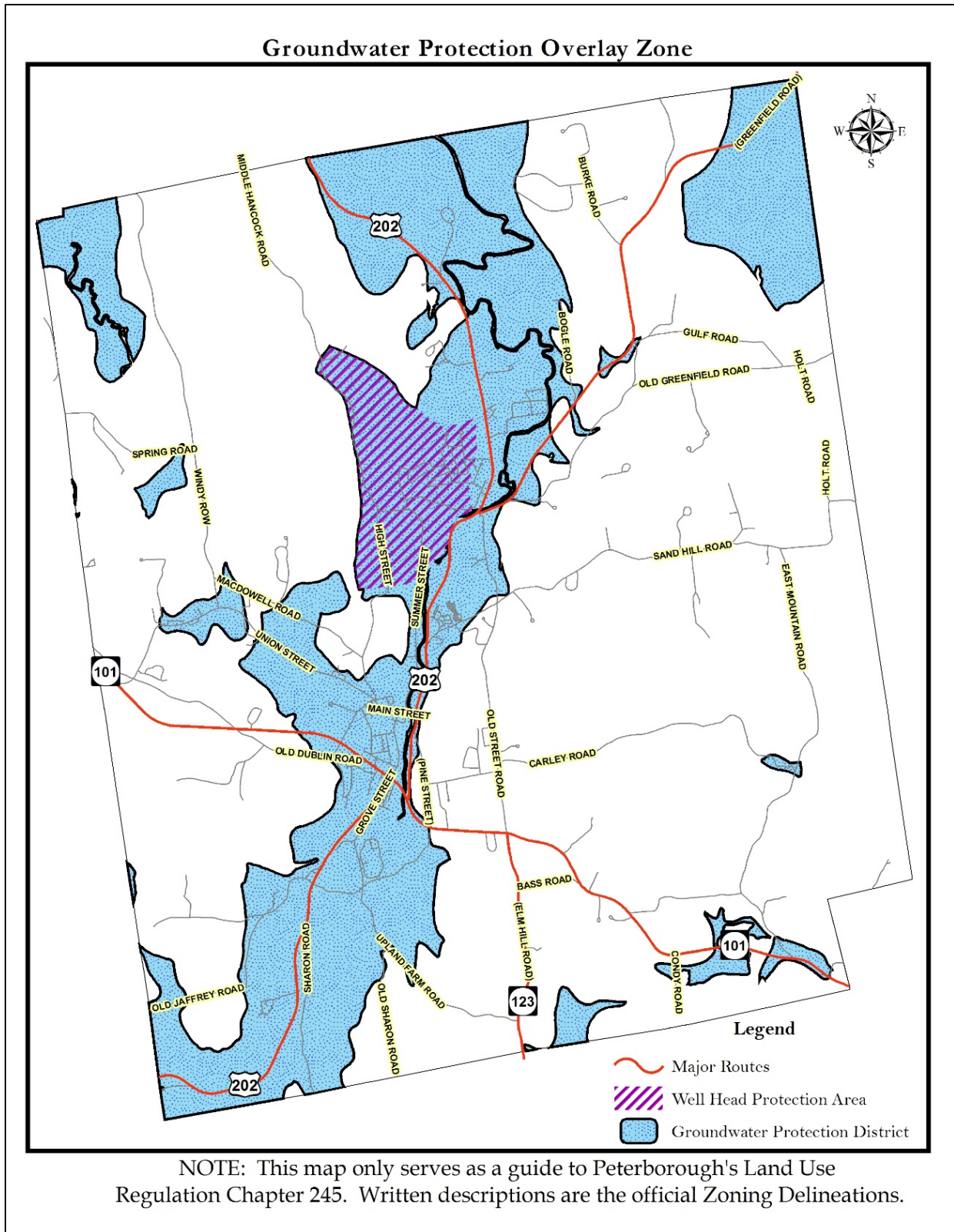
Bulk Fuel Storage District



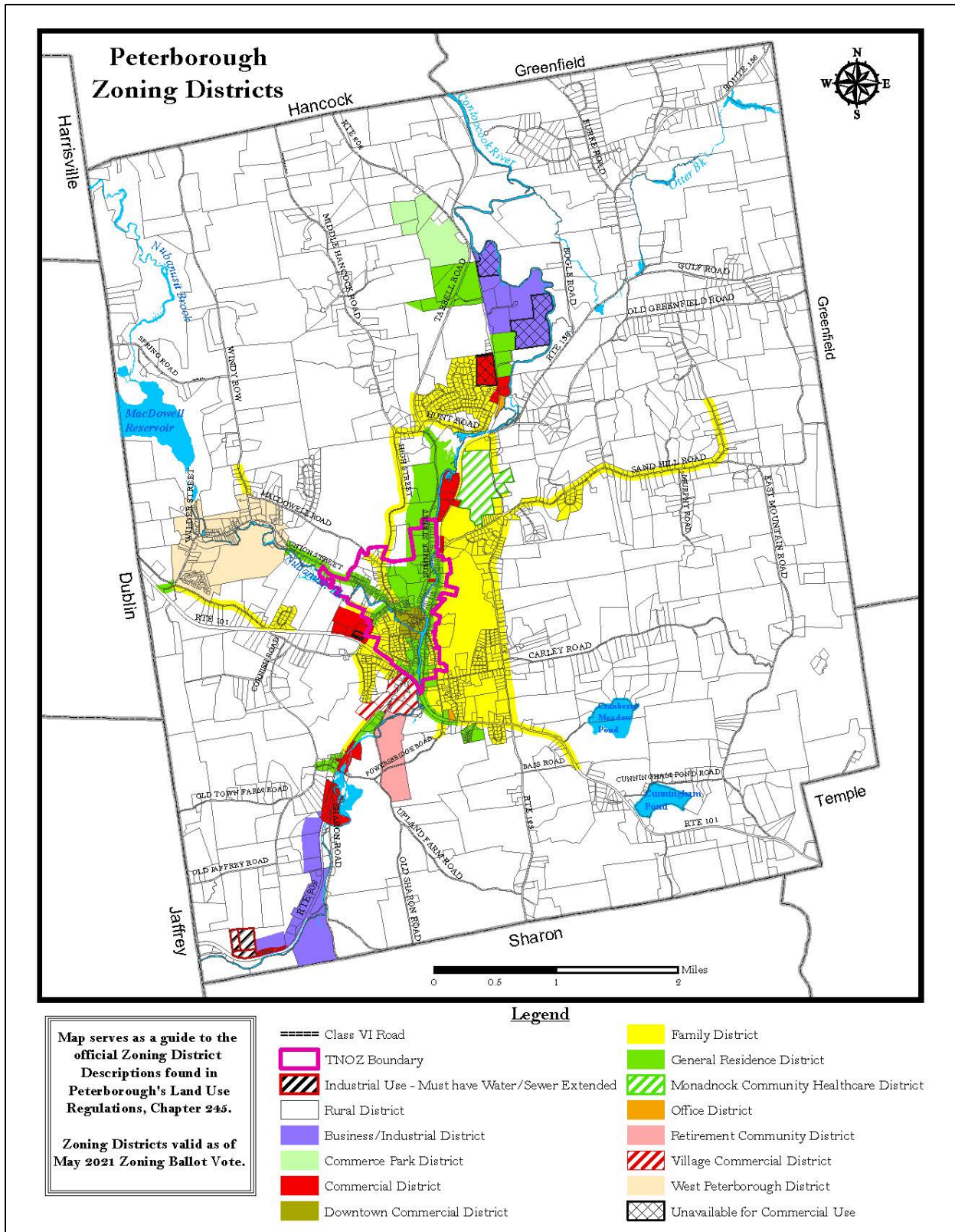
NOTE: This map only serves as a guide to Peterborough's Land Use Regulation Chapter 245. Written descriptions are the official Zoning Delineations.



APPENDIX 8-I

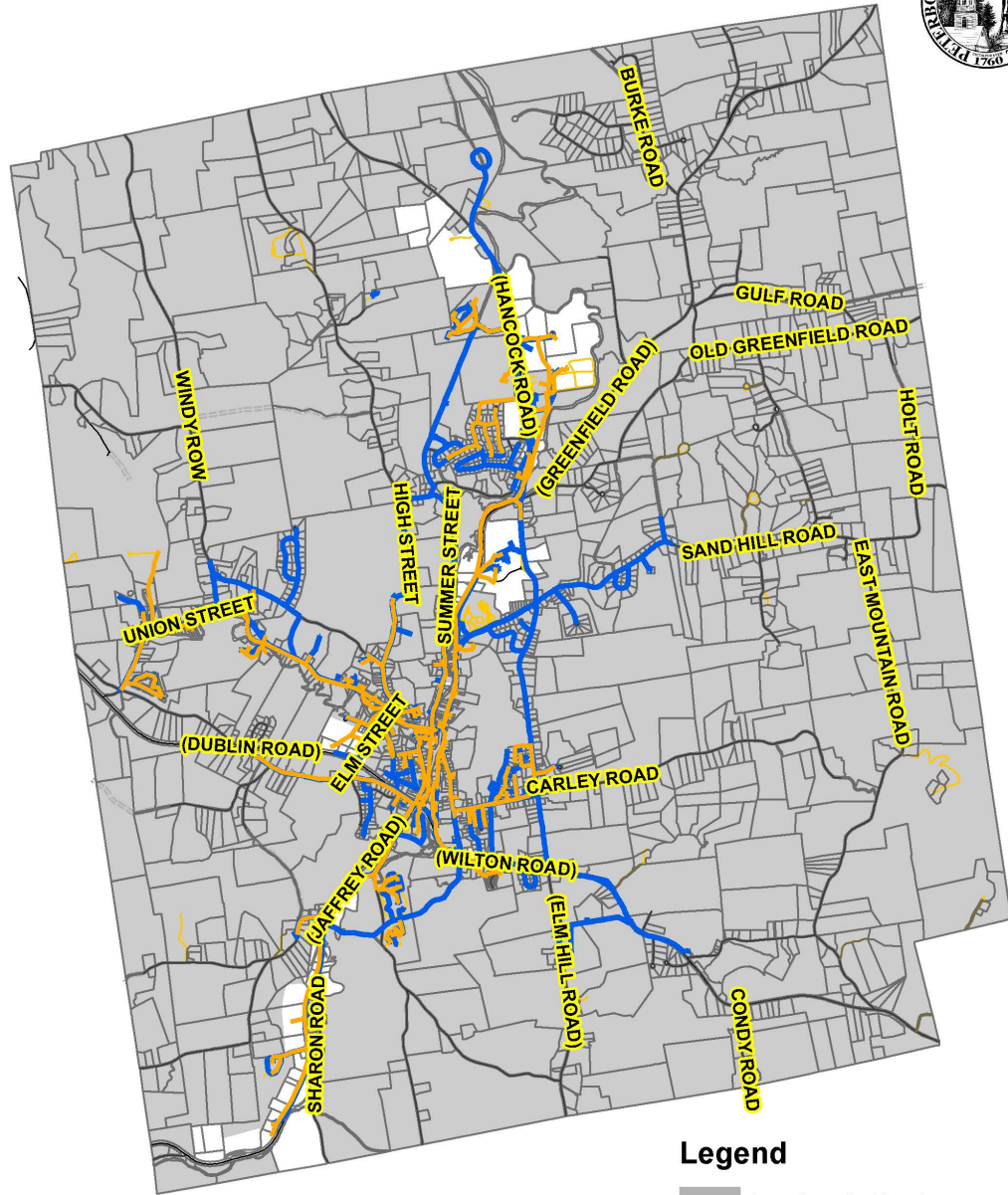


APPENDIX 8-J



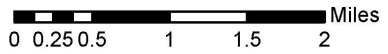
APPENDIX 8-K

# Locations for Housing



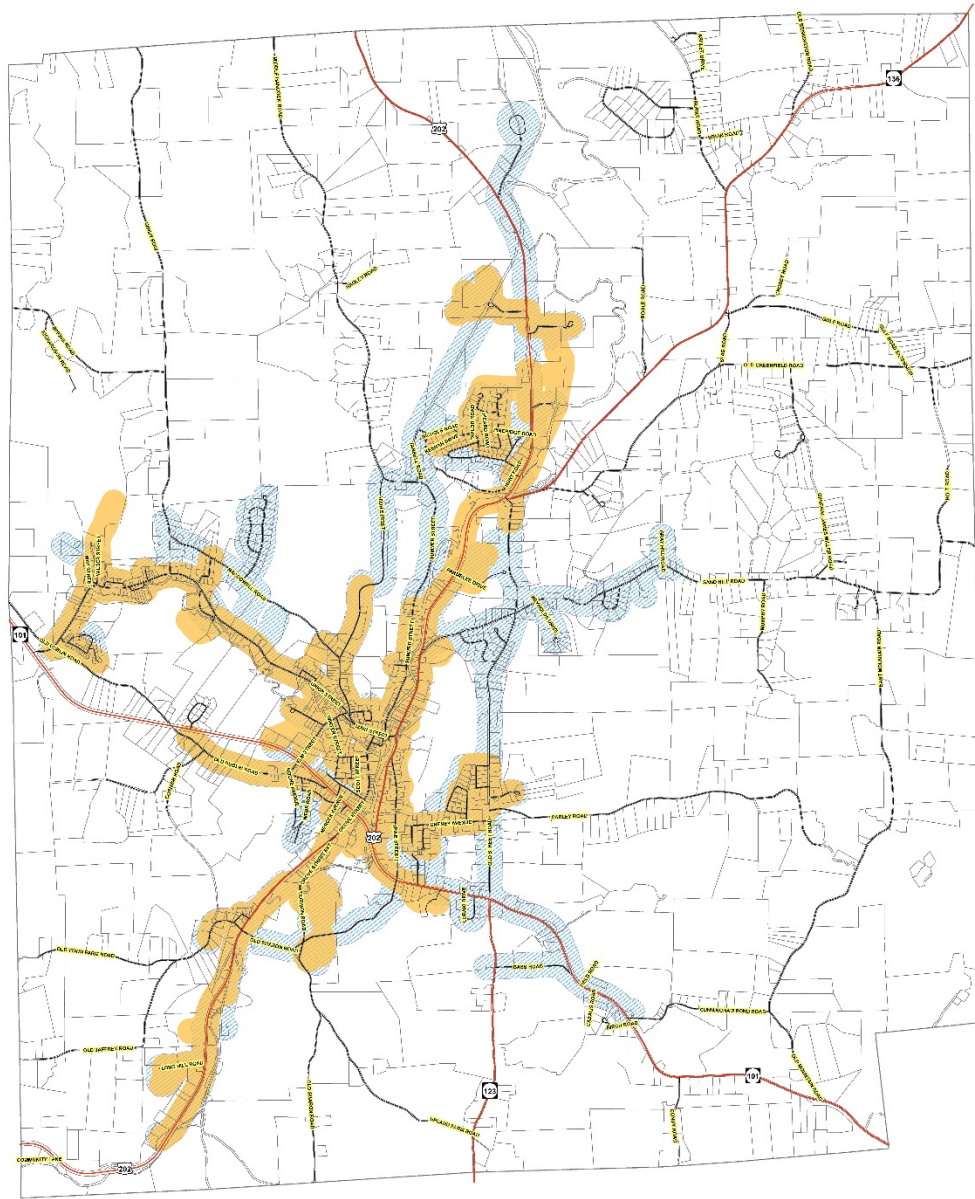
### Legend

-  Locations for Housing
-  Not for Housing
-  Sewer Lines
-  Water Lines
-  Town Roads
-  Private Road
-  Class VI Road



APPENDIX 8-L

### Sewer & Water Service Areas



0 0.25 0.5 1 1.5 Miles

#### Legend



- Parcels
- Water Service Area
- Sewer Service Area

Created by Town of Peterborough  
GIS/IT Dept.  
Date: 11/23/2021

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1. The mapping data was prepared for the Town to be utilized for planning purposes. In making this material available, the Town makes no representation as to its accuracy and allows its use with the understanding that this information is not intended for nor sufficiently accurate for engineering purposes.  
2. The viewer of this data is to hold the Town harmless from any consequences that may arise from the use of this data.

APPENDIX 8-M

# Locations for Business and Industry



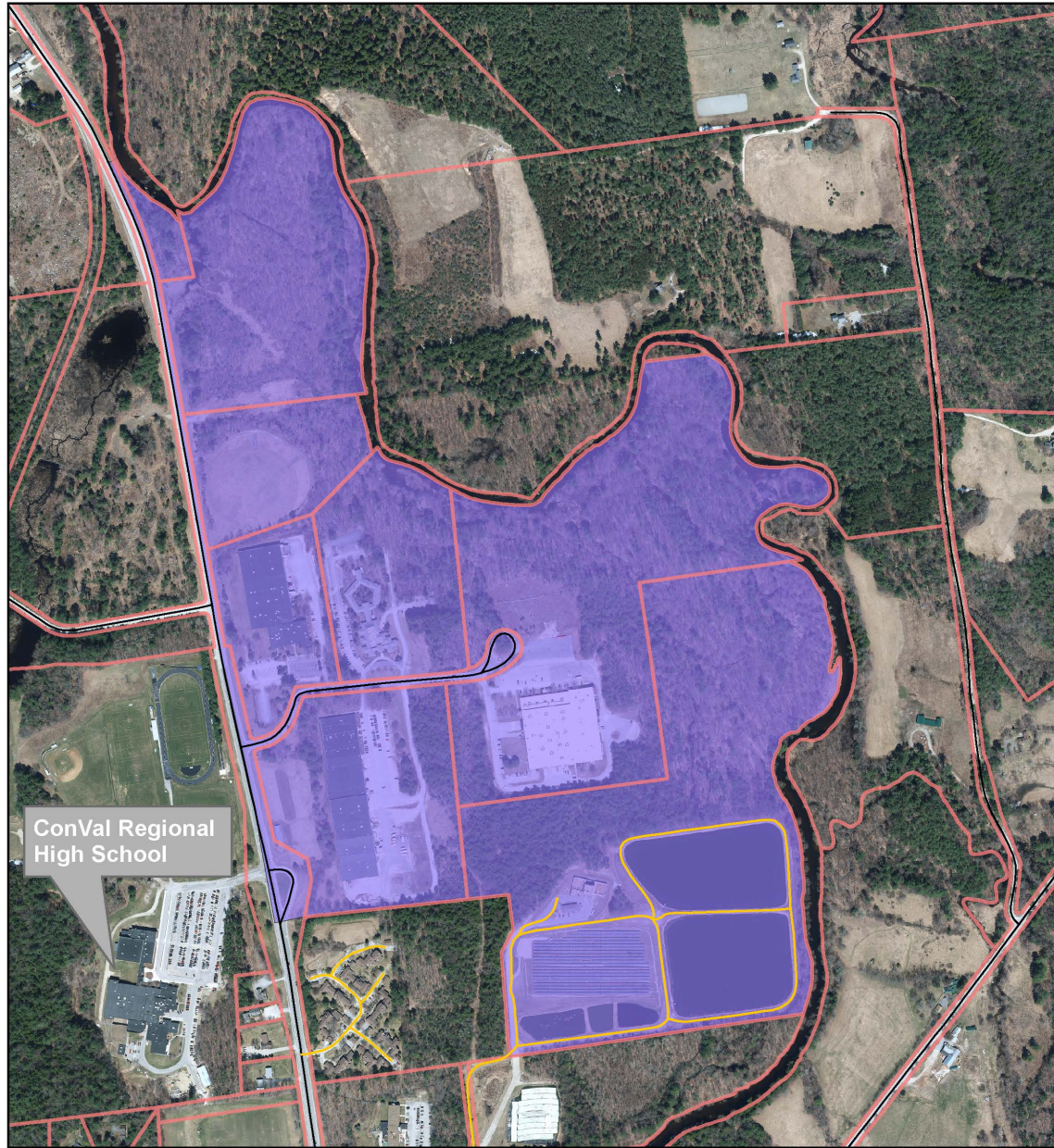
### Legend

-  Locations for Business & Industry
-  Not for Business & Industry
-  Sewer Lines
-  Water Lines
-  Town Roads
-  Private Road
-  Class VI Road

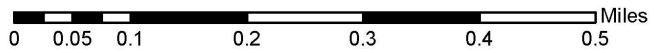


APPENDIX 8-N

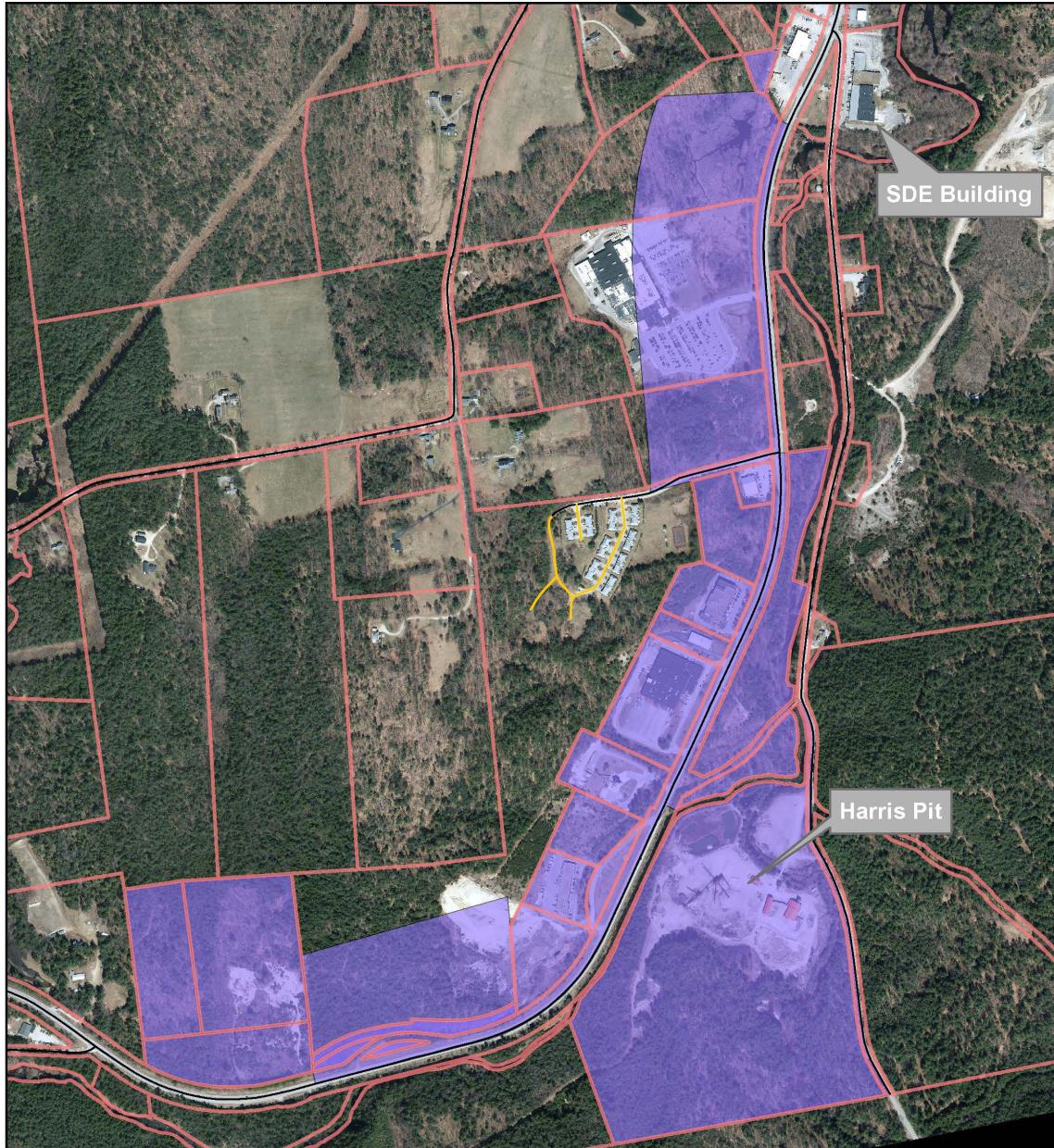
### North Route 202 Economic Revitalization Zone



- Town Roads
- Private Road
- ▭ Parcels (Current)
- ▭ Economic Revitalization Zone



### South Route 202 Economic Revitalization Zone



- Town Roads
- Private Road
- ▭ Parcels (Current)
- ▭ Economic Revitalization Zone

