

LAND USE

CHAPTER 8

In this chapter, Vision Statements are translated into a plan that depicts and describes the proposed location, extent, and intensity of future land uses in Peterborough.

EXISTING LAND USE

The Town of Peterborough consists of 23,732 acres of land, of which approximately a quarter is developed (Figure 8-1). That developed land can be divided into 6 key categories, as shown in Table 8-1. For historic development patterns in the community, please see Appendix 8-A. Despite 74% of all land in Peterborough being vacant, 51% of these vacant areas are undevelopable due to zoning restrictions, natural constraints, and/or conservation easements. Those constraints, their impacts, and the true availability of land with potential for development are shown below in Figure 8-2.

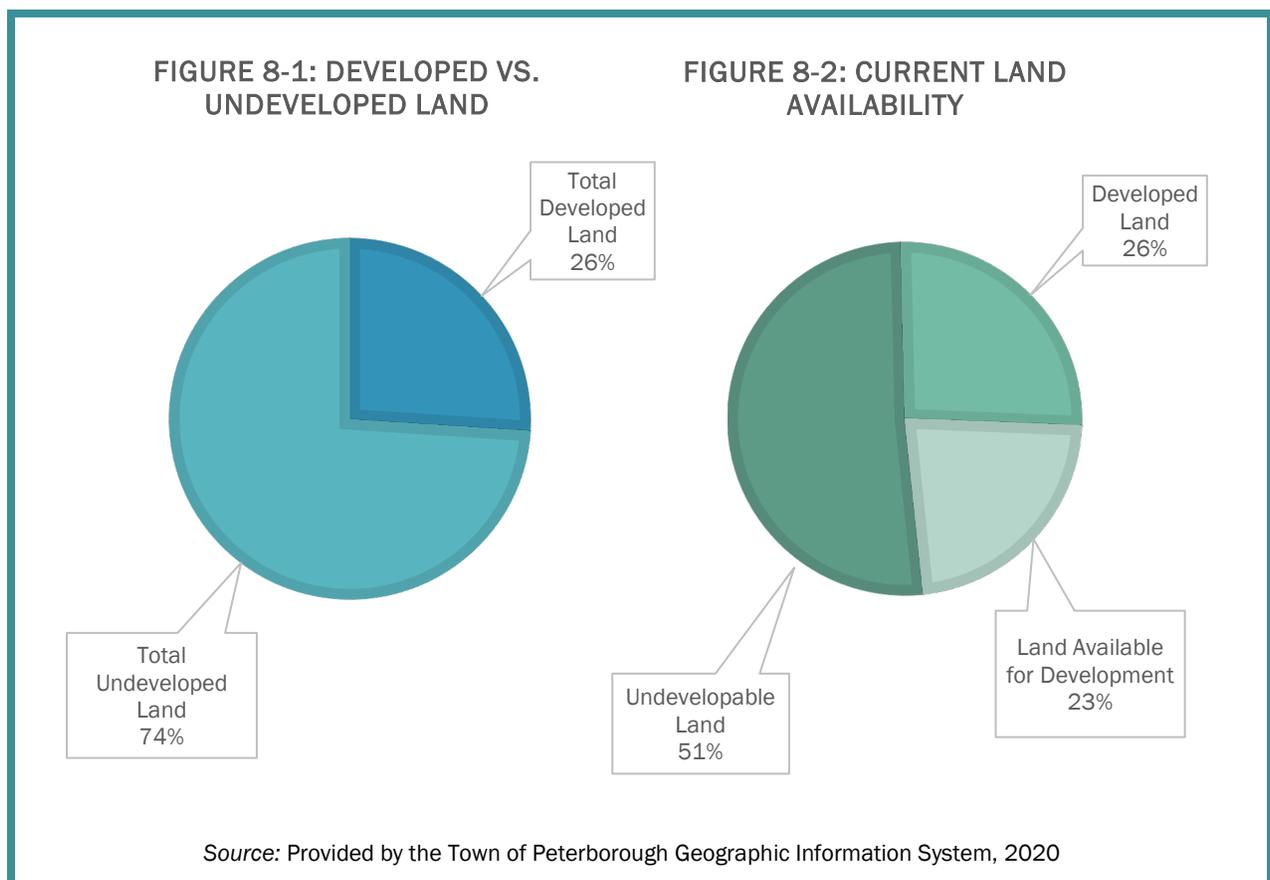


Table 8 – 1: Existing Land Use

Land Use Type ¹	Acreage	% of Developed Land Area
Residential	2,200	36%
Commercial	836	14%
Industrial	120	2%
Public/Semi-Public*	1,162	19%
Recreation	1,148	19%
Roads	710	11%

For definitions of all land use types, see Appendix 8-B

Methodology: For the purposes of this analysis, only two acres are assigned to every single-family home, regardless of the size of the lot; on the map (Appendix 8-C,) however, the entire parcel is colored. For all other land uses, the entire parcel acreage is utilized since in most cases the entire parcel is occupied for the non-residential use.

**Definition of Public/Semi-Public:* 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.

Source: Provided by the Town of Peterborough Geographic Information System, 2020

Below in Table 8-2 is a breakdown of the constraints which cumulatively result in 51% of undevelopable land. For further information about easement constraints, please see Appendix 8-D for a map of the Open Space.

Table 8 – 2: Development Constraints

 Zoning Constraints		 Natural Constraints		 Easement Constraints	
Wetlands	1,544 acres	Slopes >25%	1,880	Conservation Easements	5,152 acres
Shoreland	1,577 acres	Floodplain	2,027		

Methodology: The total acreage amount for both wetlands and shorelands in this table includes their buffers. The total amount of acreage in this table does not equal the total amount of undevelopable land. This is because there are many acres with multiple constraints, such as having both zoning and easement constraints.

Source: Provided by the Town of Peterborough Geographic Information System, 2020

¹ The definition of the land use can be found in Appendix 8-A

FUTURE LAND USE PLAN

The Future Land Use Plan is based on the feedback provided from residents, businesses, and other stakeholders through five intensive outreach projects related to the update of the Vision & Land Use chapters. More information on those outreach projects can be found in Appendix 2-A.



PROTECTION OF NATURAL RESOURCES

The preservation of natural resources has been identified through 2021 outreach projects as the highest priority of the community. As of 2021, the Town of Peterborough utilizes a variety of tools to protect these natural resources. In addition to those tools highlighted in the Innovative Land Use Controls table (Table 8-3), the Town employs:

- ***12 Roads Designated as Scenic Roads*** - Aims to preserve the aesthetic quality of historic and scenic roads (See Appendix 8-E for a list of Peterborough Scenic Roads)
- ***Rural Gateway Overlay Zones*** - Provides additional considerations to protect the scenic qualities of these areas leading in and out of the community along Routes 101 and 202 (See Appendix 8-F for a map of the Rural Gateway Overlay Zones)
- ***Floodplain District*** - Guides development in the floodplain and regulatory floodway (See Appendix 8-G for information on the Floodplain District)

- *Bulk Fuel Storage District* – Provides pre-determined areas of the community where bulk fuel storage may exist with the least impact to natural resources (See Appendix 8-H for a map of the Bulk Fuel Storage District)
- *Small Wind Energy Systems* – Provides considerations for systems to not impact viewsheds²
- *Solar Energy Systems* – Provides considerations for systems to not impact viewsheds²
- *Pollution and Disturbance* – Regulates noise, light emittance, air quality, and more
- *Groundwater Protection Overlay Zone* – Guides development so that it has the least impact on groundwater and the overall watershed (See Appendix 8-I for a map of the Groundwater Protection Overlay Zone)

The Town will look for opportunities to enhance existing protections where feasible, and will continue to research the application of new state and federal regulations which may assist in the protection of key natural features at the local level.

² Viewsheds can be defined as the natural environment that is visible from one or more specific vantage points

LAND USE FOCUS AREAS

The Peterborough Zoning Ordinance allows both housing and business-uses in every District, however, the type of housing and the type of businesses varies by District. For example, the Rural District is a primary district for housing, but the district only allows for specific type of business-uses such as a home daycare. Regardless of these caveats, the ideal areas within the Town of Peterborough for both new business and new housing. A map of the of the current Peterborough Zoning Districts can be found in Appendix 8-J.

NEW HOUSING

Housing³ is allowed in every District, but certain types of housing may be excluded from certain Districts. For example, manufactured housing³ is only allowed in certain districts. In 2021, the Peterborough Planning Board acknowledged that the current Zoning Ordinance is exclusive of certain types of housing and has begun working on amending the Zoning Ordinance to be more inclusive. A map of the locations for housing can be found in Appendix 8-K.

Criteria for Locations for New Housing	
1	Any renovations, expansions, or new developments should be built in ways that do not impact the surrounding natural resources. This includes, but is not limited to, impacting viewsheds, degrading water or air quality, interrupting wildlife corridors, or damaging natural areas such as wetlands. See Appendix 8-D for the most current map of the Town's Open Space.
2	All new housing developments, specifically dense developments or multi-family developments should be located where they may be connected to the Town water and sewer systems. This includes locating them at sites which may not have these utilities readily available to be connected but are in close enough proximity so that the utility may reasonably be extended to the site. See Appendix 8-L for the most current map the Town's water and sewer system.
3	Housing developments should be located where tenants/homeowners have nearby access to parks or trails. This may be accomplished by providing a common open space area at the development.
4	Locations which best serve bike, pedestrian, and public transit infrastructure for access to the goods and services in the community should be prioritized.
5	New housing should be located on sites which can support renewable energy for the development. This may include, but is not limited to, sites which are conducive to generating solar power or community energy systems.

³ Please refer to Appendix 2-B for definitions of housing types

NEW BUSINESS & INDUSTRY

Various types of businesses are allowed in all Districts of the community whether it be conducting a home business out of a single-family home in the Rural District, or a manufacturing plant in the Business/Industrial District. Regardless of the type of business, there are areas in the community where new businesses should be located. A map of those locations for new business and industry can be found in Appendix 8-M.

Criteria for Locations for Commercial & Industrial Businesses	
1	Any renovations, expansions, or new commercial/industrial developments should be built in ways that do not impact the surrounding natural resources. This includes, but is not limited to, impacting viewsheds, degrading water or air quality, interrupting wildlife corridors, or damaging natural areas such as wetlands. See Appendix 8-D for the most current map of the Town's Open Space.
2	All new commercial and industrial businesses should be sited in locations where they may be connected to the Town water and sewer systems. This includes locating them at sites which may not have these utilities readily available to be connected but are in close enough proximity so that the utility may reasonably be extended to the site. See Appendix 8-L for the most current map the Town's water and sewer system.
3	The Town of Peterborough has two designated Economic Revitalization Zones (ERZs) where new businesses are encouraged to locate in return for a tax rebate. These Zones house properties which are undeveloped, underutilized, or vacant and are on Town water & sewer or near those utilities. See Appendix 8-N for a map of Peterborough's ERZs

INNOVATIVE LAND USE CONTROLS

The Peterborough Zoning Regulations employ the use of NH RSA 674:21 and, by statute, also requires that the Master Plan acknowledge community support for NH RSA 674:21. The extensive outreach projects conducted in 2021 to inform the update to the Vision and Land Use chapters reiterate support for all the applications shown in Table 8-3.

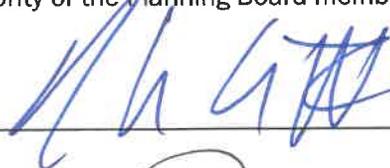
More information on those outreach projects can be found in Appendix 2-A.

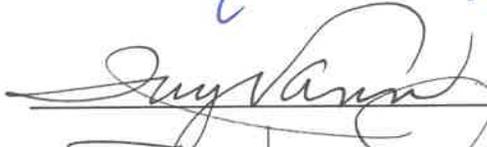
Table 8 – 3: Current Applications of Innovative Land Use Controls		
 HOUSING	 ENVIRONMENTAL	 MISCELLANEOUS
<p>Workforce⁴ Housing</p> <ul style="list-style-type: none"> Allows for greater flexibility in the design Opportunity to increase density of the development <p>Traditional Neighborhood Overlay Zone 1 (TNOZ 1)</p> <ul style="list-style-type: none"> Allows for greater flexibility in the site plan and/or subdivision design Opportunity to increase density of the development <p>Open Space Residential Development (OSRD)</p> <ul style="list-style-type: none"> Allows for greater flexibility in the subdivision design Opportunity to request waivers and modifications to requirements 	<p>Shoreland Conservation Zone</p> <ul style="list-style-type: none"> Requires the review and comment by the Conservation Commission <p>Wetlands Protection Overlay Zone (WPOZ)</p> <ul style="list-style-type: none"> Requires the review and comment by the Conservation Commission <p>Groundwater Protection</p> <ul style="list-style-type: none"> Opportunity to request waivers and modifications to requirements Review by the Conservation Commission recommended 	<p>Bed & Breakfast Establishments</p> <ul style="list-style-type: none"> Opportunity to preserve historic properties/uses <p>Home-Based Businesses</p> <ul style="list-style-type: none"> Opportunity to request waivers and modifications to requirements <p>Commercial Agriculture</p> <ul style="list-style-type: none"> Ability to provide additional services such as event venue Opportunity to request waivers and modifications to requirements <p>Modification of Performance Standards</p> <ul style="list-style-type: none"> Opportunity to request waivers and modifications to requirements for the Village Commercial, Commercial, and Business/Industrial Districts
<p>Source: Town of Peterborough Zoning Ordinance, 2021</p>		

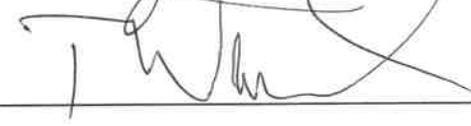
⁴ Please refer to Appendix 2-B for definitions of housing types

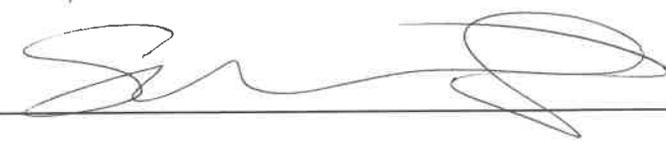
CERTIFICATION

In accordance with NH RSA 674:4 and 675:6, this Master Plan chapter was adopted by affirmative vote of the Peterborough Planning Board following a duly noticed public hearing held on Monday, December 13, 2021, and certified of a majority of the Planning Board members:

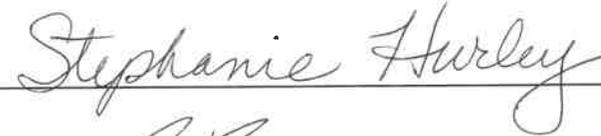
Richard Clark, Chairman 

Ivy Vann, Vice Chair 

Tyler Ward, Selectmen 

Sarah Steinberg Heller 

Andrew Dunbar _____

Stephanie Hurley 

Joshua Blair 

Lindsay Dreyer, Alternate 

Blair Weiss, Alternate 

Lisa Stone, Alternate 