

**PEMBROKE PLANNING BOARD
NOTICE OF PUBLIC HEARINGS
2007 Town Meeting Warrant Articles
November 14, 2006**

Notice is hereby given that the Pembroke Planning Board will hold a public hearing on Tuesday November 14, 2006, beginning at 7pm in the Town Hall on the proposed amendments and additions to the Pembroke Zoning Ordinance (Chapter 143) for the 2007 Town Meeting.

Proposal is to replace the current Article X Cluster Subdivision Provision with the proposed Article X Open Space Subdivision Ordinance. The following is a summary of provisions in the proposed Open Space Subdivision Ordinance.

- 1) Clearly define the purpose of the Ordinance
- 2) Requirement that any proposed subdivision that abuts existing protected conservation land utilize this Ordinance for the property development; lists exemptions to this requirement; and that its use in other circumstances is voluntary
- 3) Does not allow for more residential units that would be allowed under a conventional development
- 4) Allows for flexibility on lot size, lot frontage, and front, side, and rear setbacks
- 5) Describes the requirements of the perimeter buffer and the conceptual long range development plan
- 6) Outlines the requirement for 40% of the parcel to be set aside for permanent open space, they type and location of the open space, and how it is to be managed.

Copies of all proposed 2007 Town Meeting Warrant Articles are available for review at the Pembroke Town Hall, on the Town of Pembroke web site www.pembroke-nh.com, and will be available at the public hearing.