

**Town of Pembroke Planning Board
Notice of Public Hearing
for Proposed 2008 Amendments
to the Zoning Ordinance**

Notice is hereby given to all residents of the Town of Pembroke, the general public and interested individuals that the Pembroke Planning Board will hold public hearings on the following proposed 2008 Zoning Ordinance Amendments on January 8, 2008 at the Town Offices at 7:00 PM. The intent of the public hearings is to take public comments regarding the adoption of proposed changes to the Town of Pembroke Zoning Ordinance.

Copies of all proposed Zoning Ordinance amendments are available for review at the public hearing, or can be reviewed in advance at the Town of Pembroke Town Offices at 311 Pembroke Street during normal business hours. Phone 603-485-4747.

Amendment 1. §143-28, Minor Home Occupation. To amend the Zoning Ordinance to modify and clarify the Home Occupation provisions, including renaming “occupation” references to “business,” adding two classes of home businesses, Minor and Major, and revising language in §143-8 Definitions, §143-19 Table of Use Regulations, §143-28 Minor Home Occupation and §143-29 Major Home Occupation, and repealing §143-70 Home Business (HB) Overlay District.

Amendment 2. §143-42, Commercial Kennels. To amend the Zoning Ordinance to modify and add Commercial Kennel provisions, including in §143-8 Definitions, §143-19 Table of Use Regulations, and §143-42 Commercial Kennels.

Amendment 3. Article VIIIA, Telecommunications Facility & Antenna Criteria. To amend the Zoning Ordinance to modify and clarify the Telecommunications provisions, including §143-8 Definitions, §143-66.1 Purpose, §143-66.2 Application, §143-66.3 Special exception, §143-66.4 Existing antennas and towers, §143-66.12 Antennas mounted on roofs, walls, and existing towers, and §143-66.13 Interference with public safety telecommunications.

Amendment 4. §143-67 Architectural Design District. To amend the Zoning Ordinance to rename the “occupation” and “home business” references in §143-67 Architectural Design (AD) District.

Amendment 5. §143-69 Floodplain Development District. To amend the Zoning Ordinance to modify and clarify the Floodplain provisions including §143-8 Definitions and §143-69 Floodplain Development (FD) District, to be in compliance with the National Flood Insurance Program.

Amendment 6. Article X, Cluster Subdivision Provisions. To amend the Zoning Ordinance to modify and clarify the Cluster Subdivision provisions, including renaming “cluster” references to “open space” and making revisions to Article X, Cluster Subdivision Provisions, §143-19 Table of use regulations, §143-21 Table of Dimensional and Density Regulations’ Notes, §143-73 Purpose, §143-74 Review criteria, §143-75 Types of cluster residential developments, §143-76 Dimensional and density requirements, §143-79 Common open space requirements, and §143-82 Density and dimensional changes, plus making dimensional changes to §143-77 Clustering

requirements, §143-78 General requirements and §143-81 Special requirements, CRD-2 Rural Cluster Development.

Amendment 7. Article XIV, Zoning Board of Adjustment, Variances, and Special Exceptions. To amend the Zoning Ordinance Zoning Board of Adjustment provisions, including modifying and clarifying §143-111 Duties and powers of Zoning Board of Adjustment, §143-112 Appeal of a decision made by the Code Enforcement Officer, §143-113 Special exceptions, §143-116 Expiration of approvals, §143-119 Public hearing, §143-120 Decision, and adding a new section §143-115.1 Equitable Waiver of Dimensional Requirements.

Amendment 8. Article XVII, Growth Management Ordinance. To readopt the existing Growth Management Ordinance of the Zoning Ordinance to extend the termination date for one year through March 31, 2009, and add a clarification to §143-139 Effective dates.