

# TOWN OF PEMBROKE

Town Hall ~ 311 Pembroke Street, Pembroke, New Hampshire 03275

Tel: 603-485-4747

## **PEMBROKE PLANNING BOARD NOTICE OF PUBLIC HEARING 2019 ZONING AMENDMENTS Town of Pembroke Zoning Ordinance January 8, 2019**

Notice is hereby given that the Pembroke Planning Board will hold a first public hearing on Tuesday, January 8, 2019 beginning at 7:00pm at the Pembroke Town Hall, 311 Pembroke Street, Pembroke, NH for the purpose of discussing and voting upon the following proposed changes to the Town of Pembroke Zoning Ordinance for the March 12, 2019 Town Meeting. Proposed language is bold and underlined. Full-text copies of the proposed zoning amendments are available in the Planning Office and Town Clerk Office for public inspection during regular business hours: Mon-Fri, 8:00am-4:30pm. For more information call the Planning Office at (603) 485-4747 x.210.

### **ZONING AMENDMENTS FOR 2019 TOWN MEETING PROPOSED BY THE PLANNING BOARD**

#### **Amendment #1**

Are you in favor of the adoption of Amendment #1, as proposed by the Planning Board, for the Pembroke Zoning Ordinance to amend §143-8 Definitions to add a new definition for "Shed," as follows:

**SHED – A utility shed or greenhouse not larger than three hundred twenty (320) square feet of floor area with a height not greater than twelve (12) feet from the floor to the ridge.**

***The purpose of Amendment #1 is to add a definition for "Shed."***

#### **Amendment #2**

Are you in favor of the adoption of Amendment #2, as proposed by the Planning Board, for the Pembroke Zoning Ordinance to amend §143-8 Definitions to delete the definition of "Lot Consolidation."

***The purpose of Amendment #2 is to delete the definition of Lot Consolidation because it is identical to the definition of "Lot Merger."***

### **Amendment #3**

Are you in favor of the adoption of Amendment #3, as proposed by the Planning Board, for the Pembroke Zoning Ordinance to amend §143-8 Definitions to amend the definition of “Junk Yard,” as follows:

**JUNK YARD** – Shall be as defined in RSA 236:112 (I), as amended. (Also salvage yard). **Junk yards are not permitted in any zoning district, per the Table of Uses.**

***The purpose of Amendment #3 is to clarify that junk yards are not a permitted use.***

### **Amendment #4**

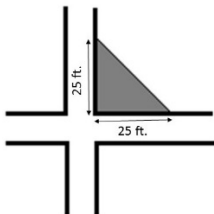
Are you in favor of the adoption of Amendment #4, as proposed by the Planning Board, for the Pembroke Zoning Ordinance to amend §143-19 Table of Use Regulations to delete Residential Use #4, “Planned Residential Development” and reserve Residential Use #4.

***The purpose of Amendment #4 is to remove Planned Residential Development from the Table of Uses since there are no provisions or other reference to it in the Zoning Ordinance.***

### **Amendment #5**

Are you in favor of the adoption of Amendment #5, as proposed by the Planning Board, for the Pembroke Zoning Ordinance to amend §143-21 Table of Dimensional and Density Regulations to add provisions for corner clearance to the notes of the Table of Dimensional and Density Regulations including a graphic depicting the corner clearance area, as follows:

**16) On any corner lot, there shall be no building, structure, fence, landscaping, sign, or obstruction from vision more than three (3) feet above curb level, within a triangular area formed by measuring twenty-five (25) feet along the two lot frontages from their point of intersection and connecting the two endpoints, so as not to interfere with traffic visibility.**



***The purpose of Amendment #5 is to provide safe sight distance and unobstructed views for vehicles and pedestrians at intersections.***

#### **Amendment #6**

Are you in favor of the adoption of Amendment #6, as proposed by the Planning Board, for the Pembroke Zoning Ordinance to amend §143-68 Aquifer Conservation District, Section F. Special Exceptions, to add Pembroke Water Works as an agency that the Zoning Board request input from, to read:

“Prior to rendering a decision on an application for a Special Exception, the Zoning Board of Adjustment shall request input from the Planning Department, the Conservation Commission, **Pembroke Water Works**, and the Health Officer, as to whether the proposed use is consistent with the purpose of this section.”

***The purpose of Amendment #6 is to allow Pembroke Water Works to comment on Special Exception Uses in the aquifer.***

#### **Amendment #7**

Are you in favor of the adoption of Amendment #7, as proposed by the Planning Board, for the Pembroke Zoning Ordinance to amend §143-122 Permit Required, to add a new Section E., to read:

**E. If any structure or a portion of any structure in any zoning district is deemed unsafe due to fire, natural disaster, or other means of ruin, the owner shall within one (1) year commence removal or refilling the same to clear ground level or shall initiate repair of, or replacement of the structure.**

***The purpose of Amendment #7 is to address damaged or condemned structures for the purpose of public safety.***

#### **Amendment #8**

Are you in favor of the adoption of Amendment #8, as proposed by the Planning Board, for the Pembroke Zoning Ordinance to allow Town staff to review the Zoning Ordinance and make non-substantive changes such as correcting typographical errors, grammatical errors, numbering errors, table of contents, and other similar corrections?

***The purpose of Amendment #8 is to allow staff to make non-substantive corrections without burdening the public to vote on every typo, grammatical error, and numbering error.***

### **ZONING AMENDMENTS FOR 2019 TOWN MEETING PROPOSED BY PETITION**

#### **Amendment #9**

Are you in favor of amending the Zoning Map of the Town of Pembroke by rezoning the following parcels from R3 (Rural/Agricultural-Residential) to C1 (Commercial/Light Industrial):

Map 559, Lot 6; Map 559, Lot 12; Map 599, Lot 12-1; Map 599, Lot 12-2; Map 559, Lot 12-3; Map 559, Lot 12-4; Map 559, Lot 14; Map 559, Lot 16-2; and Map 561, Lot 46.

***The purpose of Amendment #9 is to rezone the above-mentioned parcels, generally located in the area of Silver Hills Drive and North Pembroke Road, from R3 to C1.***