



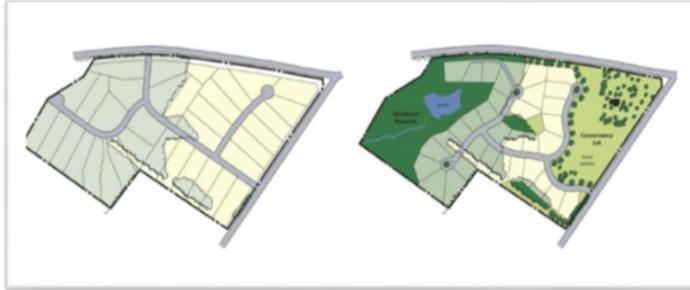
Pembroke Open Space Development Survey

Thank you for taking the time to complete this survey! If you experience any issues taking the survey, or if you have any questions, please feel free to contact Town Planner Carolyn Cronin at (603) 485-4747 x210 or CCronin@pembroke-nh.com

Q1 What is an Open Space/Cluster Development? NH RSA 674:21 authorizes a community to enact an open space development ordinance under its “Innovative Land Use Controls” provision. A community can adopt the ordinance in the same manner as adopting any other zoning change. In general, an open space development allows a developer to cluster buildings together with more density and, typically with reduced dimensional standards for lot size and/or frontage, in exchange for preserving a portion of the parcel as undeveloped, open space. The purpose of an open space development is to conserve open space, protect important natural and cultural features, and provide for efficient use of land and community services to advance the goals stated in the town’s Master Plan. It’s also an effective way for town Conservation Commissions to acquire conservation land, in order to protect significant natural resources, without expending any Town funds to outright purchase the land. Some local examples of this style of development are: Meetinghouse Commons off of Church Road, Brittany Place subdivision (Brittany Circle and Mason Ave.) off of Broadway, the newly built Greens at Pembroke at the Pembroke Pines Golf Course, and the recently approved San Ken

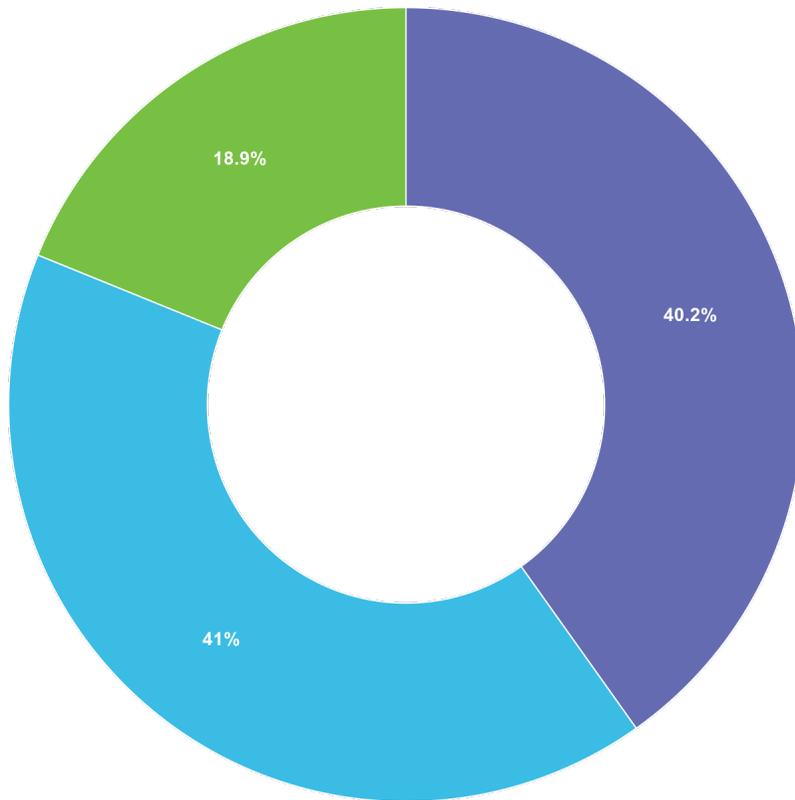
Homes development on Fourth Range Road.

Conventional Subdivision vs. Cluster Subdivision Development



Challenges with Open Space/Cluster Development in Pembroke: Recent utilization of the previous Open Space Development ordinance exposed flaws in the language and practicality of the ordinance. It has left us to consider whether the ordinance was creating development that met its intent, which is to protect valuable natural and cultural resources, or does the increased density cause more detriment to our resources? Can our current town facilities support large developments of this type everywhere in town? Are all areas of town suitable for this type of development or not? Are there only special circumstances or conditions that are appropriate for this style of development? The purpose of this survey is for the Pembroke Planning Board to solicit feedback on whether to pursue drafting a new and improved cluster development ordinance, and if so, what the town residents would like to see.

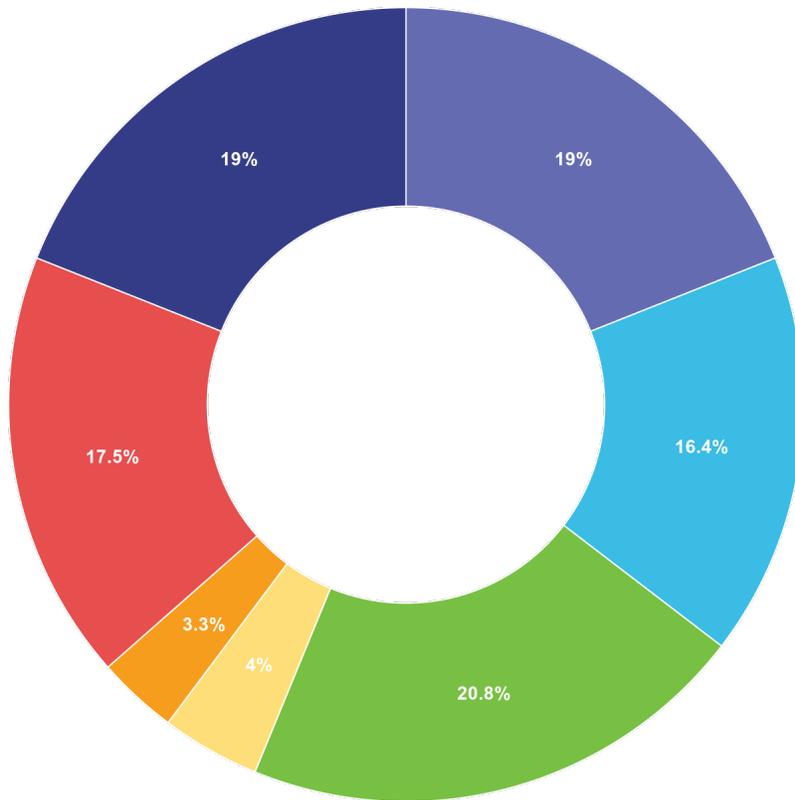
Based on your understanding of the above description, would you say that you are generally in favor or not in favor of this type of development in Pembroke?



Answered: 122 Unanswered: 0

Choice	Total
<input type="radio"/> Yes, I would be in favor of cluster developments.	49
<input type="radio"/> No, I would not be favor of cluster developments.	50
<input type="radio"/> I am unsure how I feel about cluster developments.	23

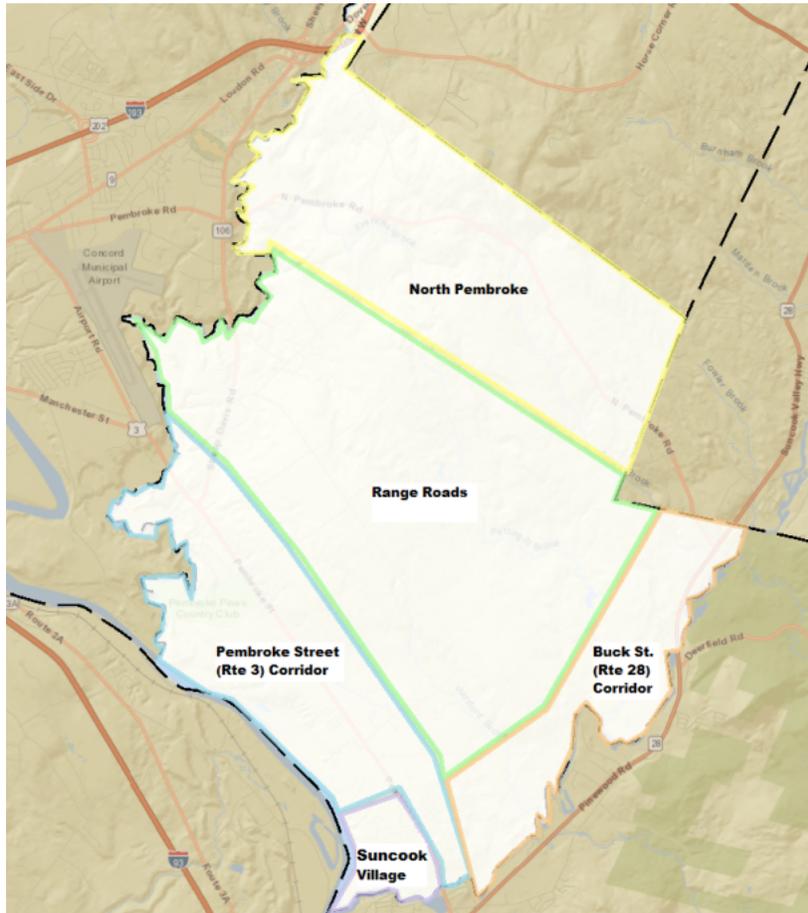
Q2 If you are in favor of cluster developments, what are the reasons? Please select all that apply.

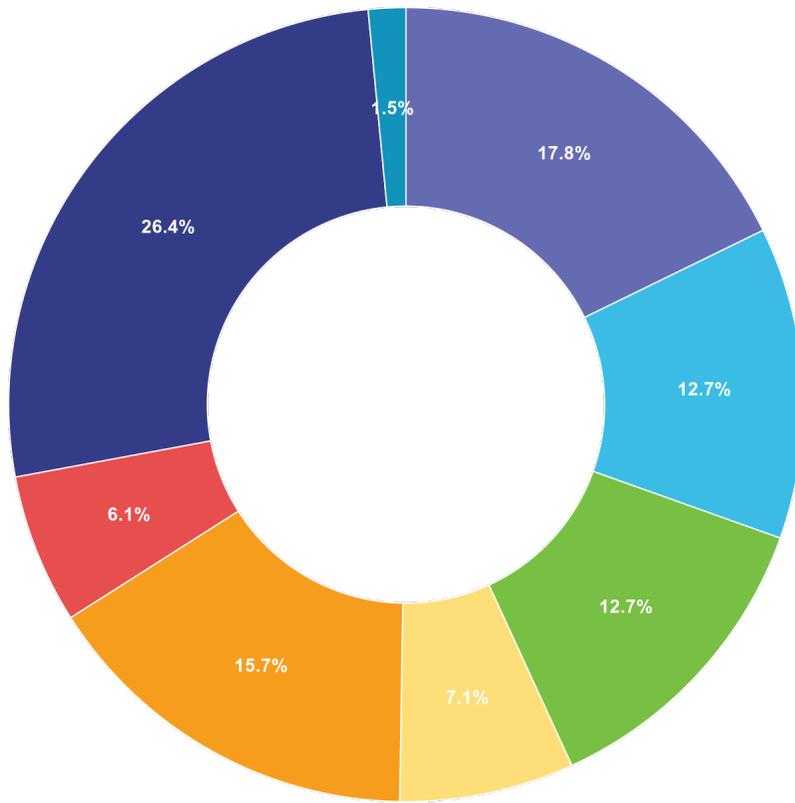


Answered: 114 Unanswered: 8

Choice	Total
Preserves open space.	52
Preserves open space at developer's expense, rather than Town's expense.	45
Preserves natural and cultural features (such as wetlands, stone walls, historic features, wildlife habitat, drinking water supply areas).	57
In favor of smaller lot sizes.	11
In favor of denser, more compact development.	9
In favor of more efficient use of land and community services.	48
I am not in favor of cluster developments.	52

Q3 If you are in favor of cluster developments, what area(s) of town would be most appropriate for this type of development? Please select all that apply.

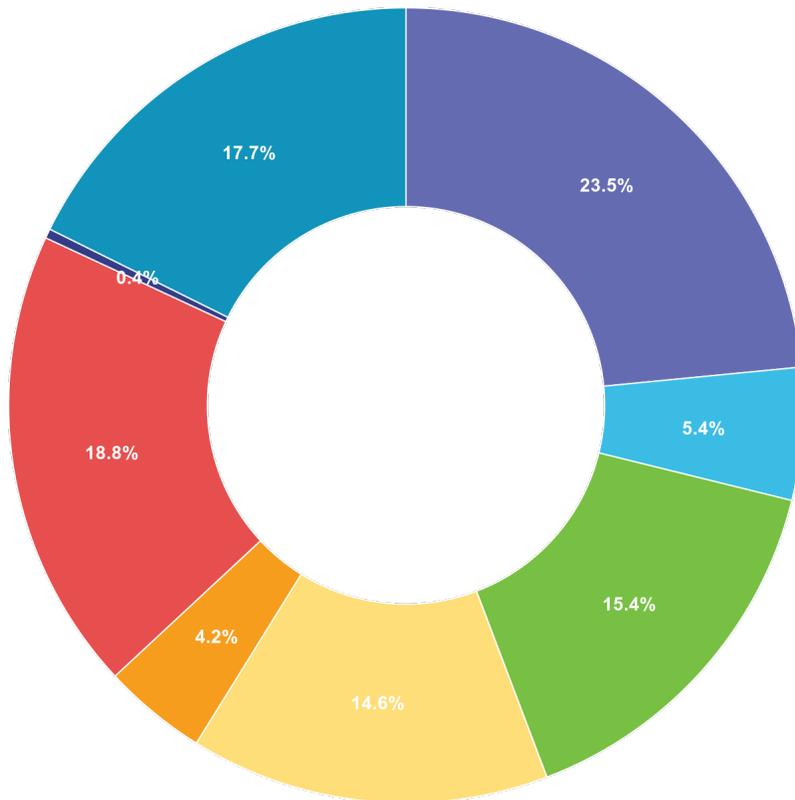




Answered: 118 Unanswered: 4

Choice	Total
North Pembroke.	35
Pembroke Street (Route 3) Corridor.	25
Buck Street (Route 28) Corridor.	25
Suncook Village.	14
Range Roads (3rd through 7th)	31
I am unsure.	12
I am not in favor of cluster developments.	52
Other	3

Q4 Cluster developments typically require that at least 50% of the parcel be preserved as open space. What uses do you feel should be permitted in the open space? Please select all that apply.

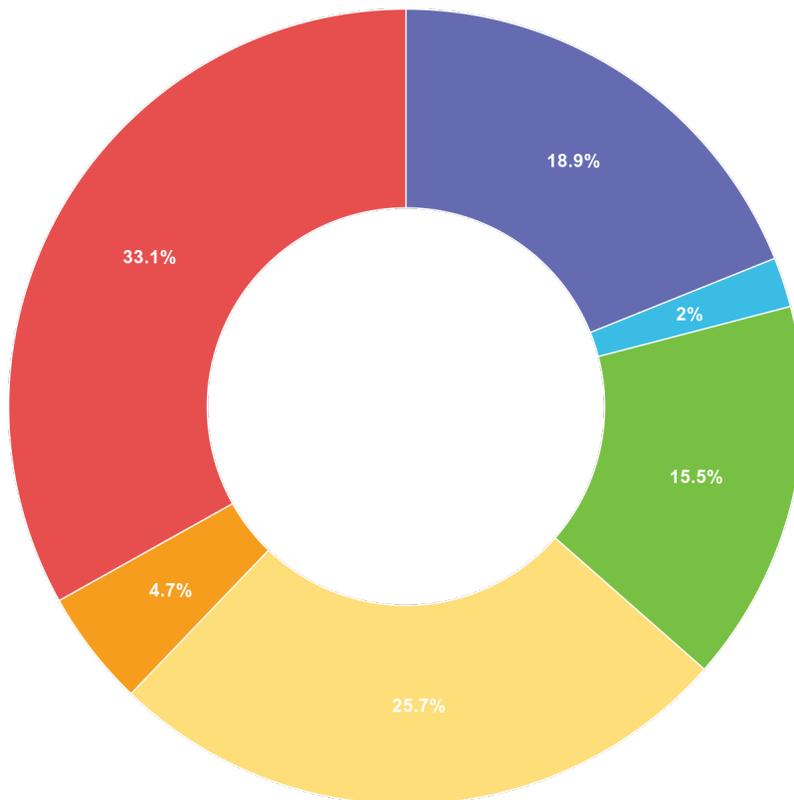


Answered: 122 Unanswered: 0

Choice	Total
 Trails that are limited to passive recreation/non-motorized activities (ex. Hiking, biking, horseback riding).	61
 Trails that allow motorized activities (ex. ATVs, electric bikes, snowmobiles).	14
 Amenities for active recreation (ex. Ball fields, playgrounds).	40
	

Choice	Total
Agricultural activities (ex. Horticulture, working farmland).	38
Nothing should be permitted in the open space. Land should remain undisturbed.	11
Depends on the location and character of the land.	49
I am unsure.	1
I am not in favor of cluster developments.	46

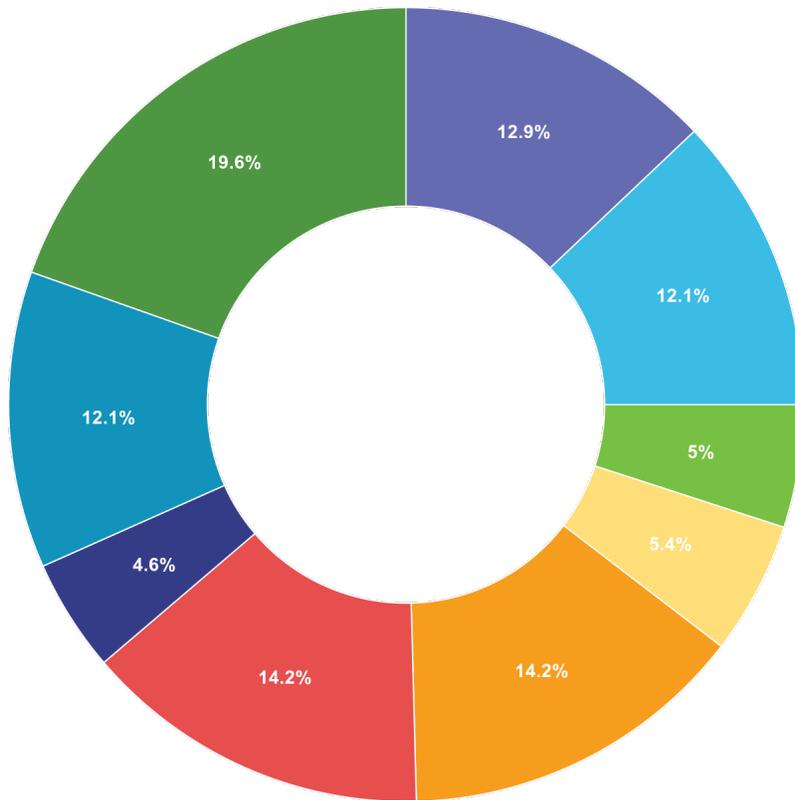
Q5 If you are in favor of cluster developments, how do you think the open space should be owned and managed?



Answered: 121 Unanswered: 1

Choice	Total
 Open space land owned and managed by the Town for public use.	28
 Open space land owned and managed by a homeowners association for private use by the residents of the development only.	3
 Open space land owned by a homeowners association and managed by the Town for public use (ex. Homeowners association owns the land with a conservation easement to the Town)	23
 Depends on the location and character of the land.	38
 I am unsure.	7
 I am not in favor of cluster developments.	49

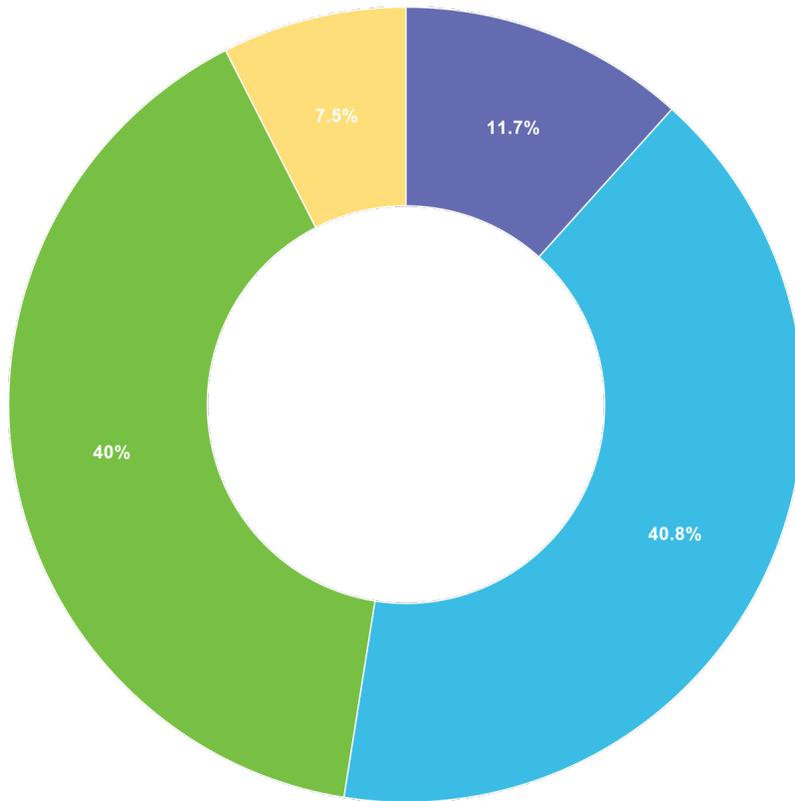
Q6 Cluster developments are typically permitted to have reduced lot size than the underlying zone. Keeping that in mind, what utilities for drinking water and sewerage do you feel are appropriate for cluster developments? Please select all that apply.



Answered: 121 Unanswered: 1

Choice	Total
Public water	31
Public sewer	29
Private onsite well for individual lots	12
Private onsite septic for individual lots	13
Community well to serve the development	34
Community septic to serve the development	34
I am unsure.	11
Depends on the location and character of the land.	29
I am not in favor of cluster developments.	47

Q7 If you are in favor of cluster developments, how do you feel they should be allowed through the Zoning Ordinance?



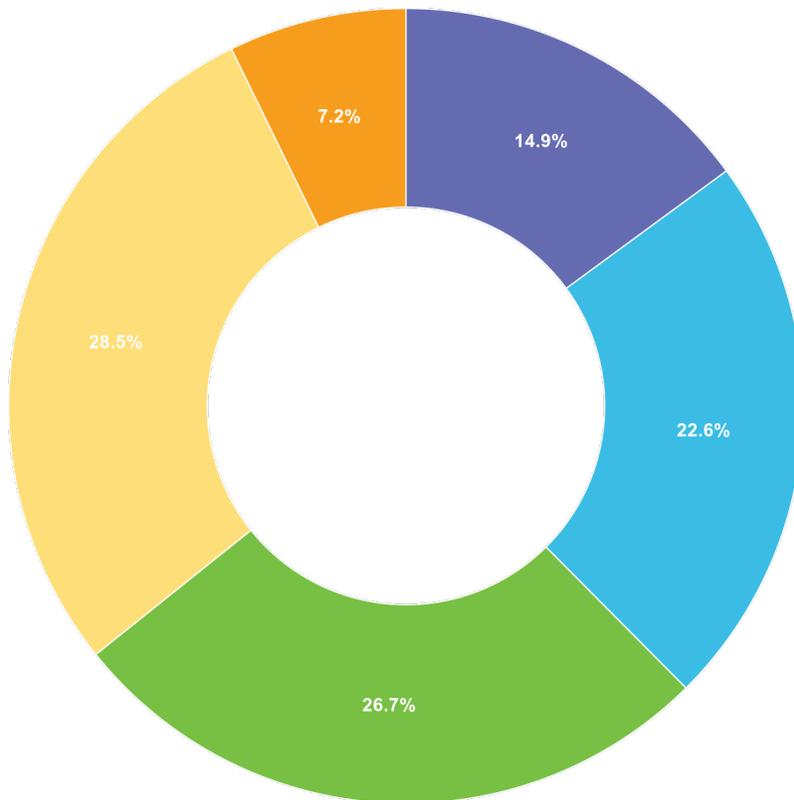
Answered: 120 **Unanswered:** 2

Choice	Total
 Permitted by right. (No special permitting necessary. Cluster developments should be permitted wherever conventional subdivisions are permitted)	14
 Permitted by Special Use Permit. (An applicant must meet specific criteria and conditions, as outlined by the Zoning Ordinance, in order to be permitted)	49
 Not permitted. (I am not in favor of cluster developments and they should be prohibited)	48

Choice
● I am unsure.

Total
9

Q8 If you are not in favor of cluster developments, what are the reasons? Please select all that apply.



Answered: 82 Unanswered: 40

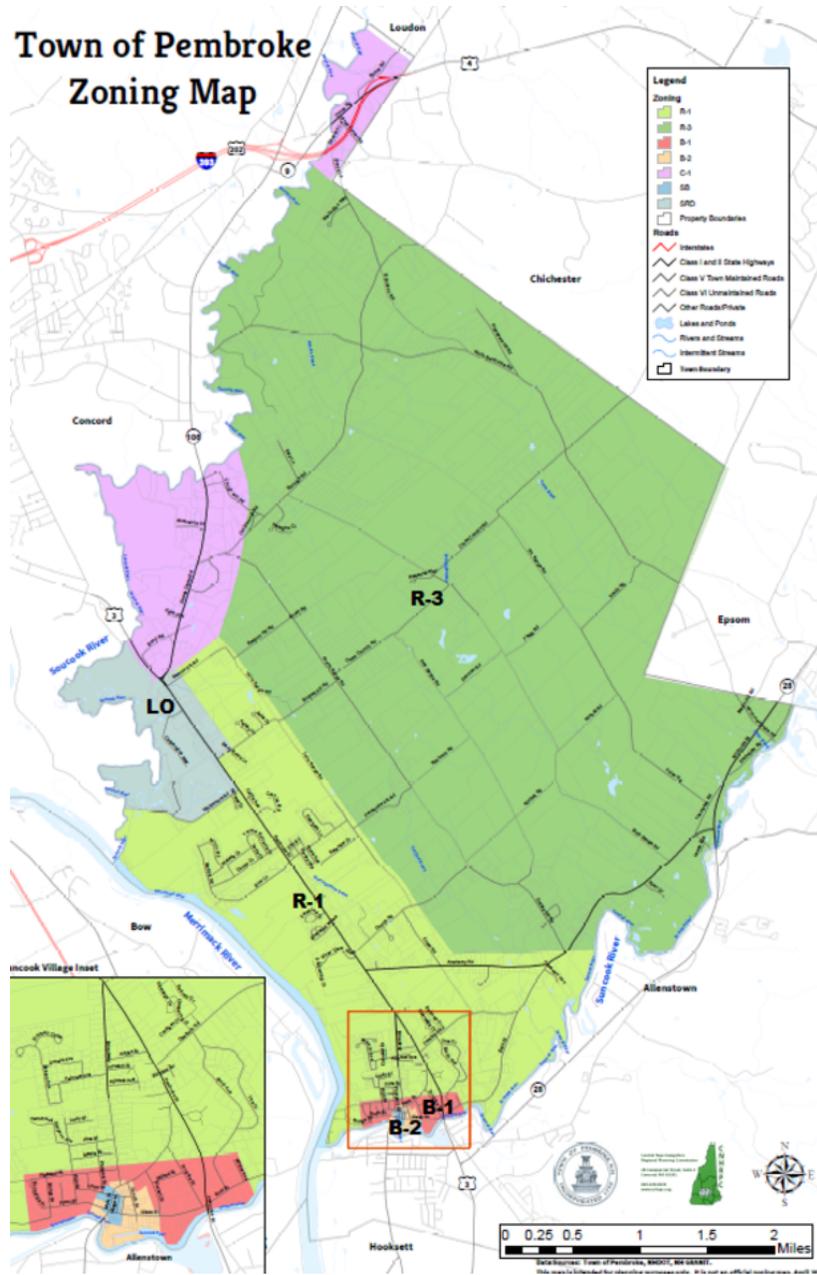
Choice

Total

Choice	Total
 Dimensional requirements (e.g. minimum lot size, frontage, setbacks, etc.) of the Zoning Ordinance should be adhered to without variation. Options such a cluster developments should not be available to developers.	33
 I have concerns about the environmental impacts and sustainability of denser, more compact developments.	50
 I have concerns about the utility impacts (water quality and quantity, wastewater and stormwater discharge, etc.) of denser, more compact developments.	59
 I have concerns about the character of the neighborhood if denser, more compact development is allowed.	63
 Other	16

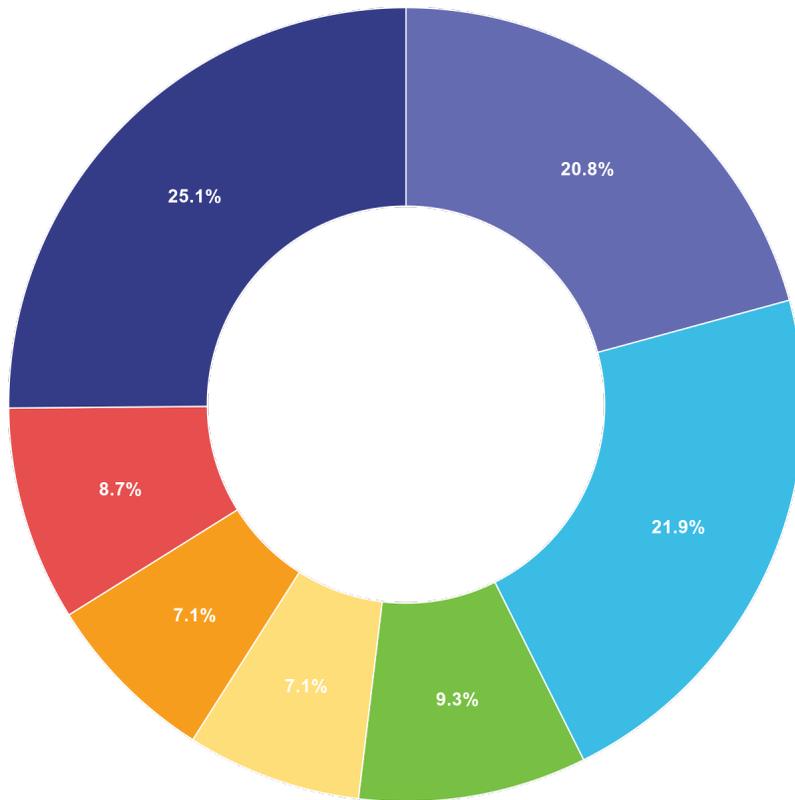
Q9 If cluster developments were permitted by right or by Special Use Permit, what zoning districts in town would be most appropriate for this type of development? Please select all that apply.

Town of Pembroke Zoning Map



Town of Pembroke
 Planning Board
 Zoning Board
 Board of Selectmen

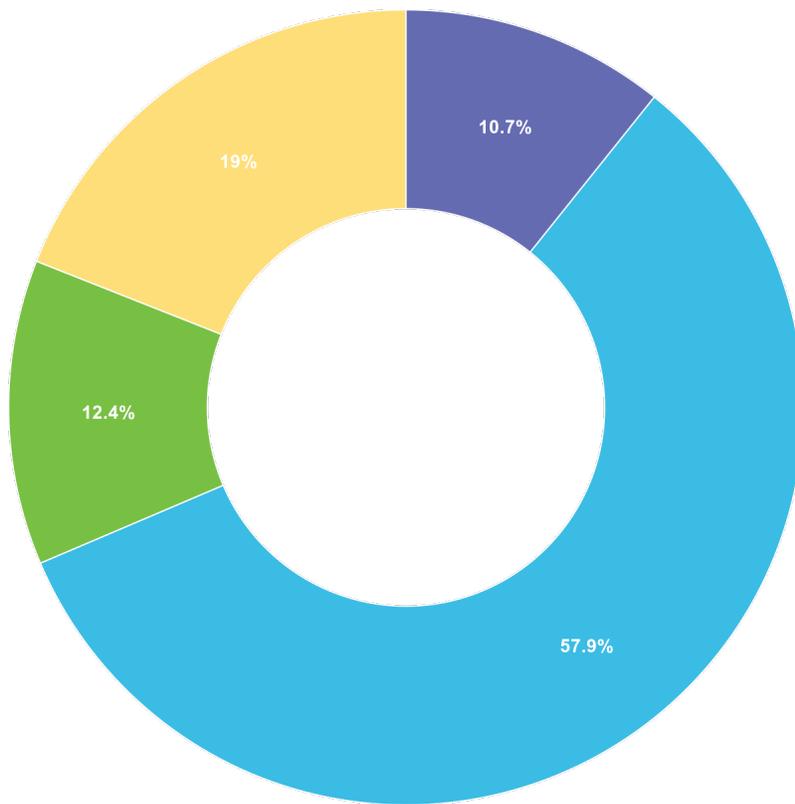
This map is intended for illustrative purposes only. It is not an official record. For more information, please contact the Planning Board.



Answered: 120 Unanswered: 2

Choice	Total
R1 – Medium Density Residential	38
R3 – Rural/Agricultural Residential	40
B1 – Business/Residential	17
B2 – Central Business District	13
LO – Limited Office District	13
I am unsure	16
I am not in favor of cluster developments	46

Q10 Some cluster development ordinances allow incentives for the developer to get “density bonuses.” This means that in exchange for some additional town benefit (ex. more than 50% open space preserved or special recreational amenities provided) the developer is allowed additional dwelling units and/or lots. Based on your understanding of density bonuses, would you say that you are generally in favor or not in favor of these types of incentives?



Answered: 121 Unanswered: 1

Choice	Total
<input checked="" type="radio"/> Yes, I would be in favor of density bonuses.	13

Choice	Total
 No, I would not be favor of density bonuses	70
 I am unsure how I feel about density bonuses.	15
 Depends on the specifics of the incentives/bonuses.	23

Q11 Please provide any other comments or feedback you'd like to submit.

Tuesday, July 6, 2021, 2:56 PM UTC

Pembroke should not reduce any lot size below 1 acre. This has the potential to offset the increasing burden on our schools and municipality.

Tuesday, June 15, 2021, 4:00 PM UTC

Open Space allows for development specific to an area with the understanding it is environmentally favorable. This should benefit the town more than the developer.

Sunday, June 13, 2021, 6:47 PM UTC

very disappointed you allowed that developement on Fourth Range Road. We were waiting to hear about hearings and followed this in the paper and were shocked when construction started it was never mentioned in the paper that it had passed.....seems like someone took advantage of the pandemic to get this pushed thru

Friday, June 11, 2021, 5:17 PM UTC

Our open space includes a sinkhole and I get to see the neighbors homes in the neighborhood that doesn't pay for "open space". Our taxes are ridiculous pay for over an acre but have .488 acres. It's not right.

Tuesday, June 8, 2021, 12:07 AM UTC

Cluster housing without town water and sewer is bad for all other houses around it. It puts the other wells at risk of running out of water. This was told to the planning board multiple times but they still approved San- ken homes. I hope someone is actually listening now.

Monday, June 7, 2021, 12:59 PM UTC

large developments OF ANY TYPE do not belong in any area of Pembroke we there is no town water or sewage PERIOD !!!!!.

Why is the planning board asking again for cluster developments. The Town has already said at voting this year that they do not want this in Pembroke. Maybe it is time for new planning board members who will follow the wishes of the people who live in Pembroke.!!!

Saturday, June 5, 2021, 2:46 PM UTC

Cluster housing does not protect neighbors. Especially where wells and septic systems are used. Cluster Housing gives little if any control by the town. Lot sizes are much to small leading to unhappy residents.

Friday, June 4, 2021, 3:08 PM UTC

Not the direction any town in New Hampshire should go to in any rural area, if you want to live in the city move to the city.

Friday, June 4, 2021, 12:18 PM UTC

Anything that preserves open space in an organized way would be welcome.

Friday, June 4, 2021, 12:18 PM UTC

I lived in an area where cluster development was allowed and it always ends up in urban compact. If you treasure the openness of Pembroke then you should not allow this type of development to take place.

Friday, June 4, 2021, 10:07 AM UTC

Is there a way to require commercially zoned properties to be required in the builds? I'm more concerned with school budgets, capacity, and quality if we keep adding families to the mix without more tax revenues.

Thursday, June 3, 2021, 5:55 PM UTC

Thank you for soliciting feedback

Thursday, June 3, 2021, 5:37 PM UTC

A very subjective survey and much dependent on the specific situation.

I responded to the survey in hopes of being helpful to our residents but, in the end, each situation warrants the Town's scrupulous attention to each of the issues brought up in the survey - but so many more were not addressed - Utilities, personal property/value impacts, conservation, traffic, public safety and many more.

In the end, not certain what this survey is attempting to accomplish.

Suggest stating the purpose at the beginning of the survey to let people know the intent - why is this being conducted? Would be very helpful.

Thursday, June 3, 2021, 5:20 PM UTC

Pembroke needs more affordable housing options especially for the veterans in our community. I feel that smaller lots would be helpful

Thursday, June 3, 2021, 4:19 PM UTC

I would highly discourage OSDs that cannot support community or public water and sewer systems. The San-Ken development is an example of what we should not permit - many individual wells and septic systems condensed in small area. I would encourage researching the value of requiring Home Owner Associations for these types of development so that, the HOA owns and manages the infrastructure of the developments including utilities (above and under ground), roadways (maintenance, plowing, culverts, catch basins and drainage), solid waste/trash pickup. Maintenance of infrastructure is costly for the town and anytime we can impose those costs on the owners in the development is an incentive for the town.

Thursday, June 3, 2021, 12:10 AM UTC

Go to Manchester to see how aesthetically pleasing CDs look like and marvel at the open spaces that were bargained for. Cluster Developments are a lose-lose situation for all (except the builder in today's housing market)

Wednesday, June 2, 2021, 8:40 PM UTC

Pembroke does not need another large number of over crowded developments like the Pembroke Pine mess that has created a traffic problem getting out to Rt 3 and cars speeding down a very narrow Whittemore Rd

Wednesday, June 2, 2021, 8:20 PM UTC

We all know there is a shortage of housing, affordable and otherwise in New Hampshire. Perhaps some higher density development that also preserves environmental assets can help alleviate the housing problem while retaining the beauties of the state that draw us here.

Wednesday, June 2, 2021, 6:02 PM UTC

lot frontage of 200 ft min, sidewalks, recreation area for kids, no flag shape lots, no shared driveways

Wednesday, June 2, 2021, 5:15 PM UTC

I don't feel like I know enough about the details of this topic. Pembroke is developing too quickly right now by builders and development companies who are more interested in making fast money and leaving. I do not believe they typically have any best interest for the town or its residents.

Wednesday, June 2, 2021, 4:29 PM UTC

Our school portion of our tax bill is high enough, we can't afford more Donna Drive type developments

Wednesday, June 2, 2021, 4:27 PM UTC

We can't stop growth but we can control where and how growth occurs

Wednesday, June 2, 2021, 3:01 PM UTC

Thank you for doing this.

Wednesday, June 2, 2021, 2:19 PM UTC

It's busy enough on Rte 3 without added density and a two-lane road. There's space on Rte 28 for something like this with restaurant space - real restaurants, no more pizza or sub joints, retail space, and condos/apartments, maybe a senior community as well.

Wednesday, June 2, 2021, 1:50 PM UTC

It is my opinion that future development of land for residential building construction should be studied in greater detail to assure that the increase in residents in the town would not overburden our schools with the potential influx of students caused by additional growth. We should also assess what impact this would have on our critical infrastructure, sewer, water, gas, etc.

Wednesday, June 2, 2021, 1:47 PM UTC

Sorry....I just don't know enough about this issue to answer many questions. In many cases, my answer would be, "It depends on the specific situation" because so many aspects of the town and neighborhood(s) could be affected.

Wednesday, June 2, 2021, 1:32 PM UTC

Cluster development will change the town from semi-rural small - town to a city suburb, I grew up on Long Island, NY and watch it change from open land, farms, etc., till you tell where NYC ends and Long Island begins, in a very short time span.

I enjoy living in Pembroke, where the police and DPW crews wave, when I work in my yard. When I go to town hall they're there to help and not someone that interrupted a coffee break. I really feel part of this town, I'm concerned that the atmosphere will will change with cluster development and the higher population density it will bring to the town.

Wednesday, June 2, 2021, 1:29 PM UTC

Unrestricted open space development would turn Pembroke into another Hooksett and bring more crime, more drugs, more quality of life issues and more low-lifes to our town. Not to mention all the children who would need education at our expense and specifically special-needs children all out of proportion to the general population. Increasing the tax base by promoting open space development will ultimately result in ever higher tax rates from disproportionate education expenses.

Wednesday, June 2, 2021, 1:14 PM UTC

I feel if the town can show the need and benefit to existing residents such as extreme tax decreases or better quality of life, then there is an argument for this. Otherwise just allowing developers to mass produce because they landed a good deal in Pembroke is not a good enough reason.

Wednesday, June 2, 2021, 12:55 PM UTC

We moved into Pembroke and pay extremely high property taxes, thus. We expect a more dense form of woods, vegetation, privacy and quiet surroundings. We do not want dense housing or developers coming in to make profits for themselves at the expense of resident quality of life. We moved here for the private and serene location, and would not want developers building housing areas around us.

Wednesday, June 2, 2021, 12:52 PM UTC

I want my town to use the already high density areas for this ordinance to provide some space for wildlife where there isn't any currently, and preserve the north pembroke area as a vital element in wildlife preservation. Maximizing wildlife habitat and resources in dense areas, and protecting the more rural/natural existing areas from growth of business, developments, and denser home building. Wildlife should be welcomed, catered to, and preserved whenever/wherever possible.

Wednesday, June 2, 2021, 12:30 PM UTC

When considering cluster developments, the available resources should be considered. Many cluster developments serve a particular population - low income, elderly, etc. - who also need access to public transportation, emergency services and assistance with self-care such as grocery and medication delivery. With few exceptions, building these types of developments in rural areas is irresponsible and will lead to future issues for the population that is being served. If cluster developments are to be considered, they should only be located in areas that allow easy access to transportation and other services. They should not be located in rural neighborhoods.

Wednesday, June 2, 2021, 12:29 PM UTC

I have lived in cities. I have lived in suburbs and the cluster developments tend to ruin the "Home Town" appeal to folks like me who moved to Pembroke to get away from that. Cluster developments also foster crime and this information is readily available from the State Police. Higher population concentration leads to higher crime rate in those spaces as well as slowly extending outwards. Cluster developments only benefit the developer and the tax collector. It destroys small towns and communities.

Wednesday, June 2, 2021, 12:20 PM UTC

Density bonuses are exactly the type of issue I referred to.

Answered: 34 **Unanswered:** 88