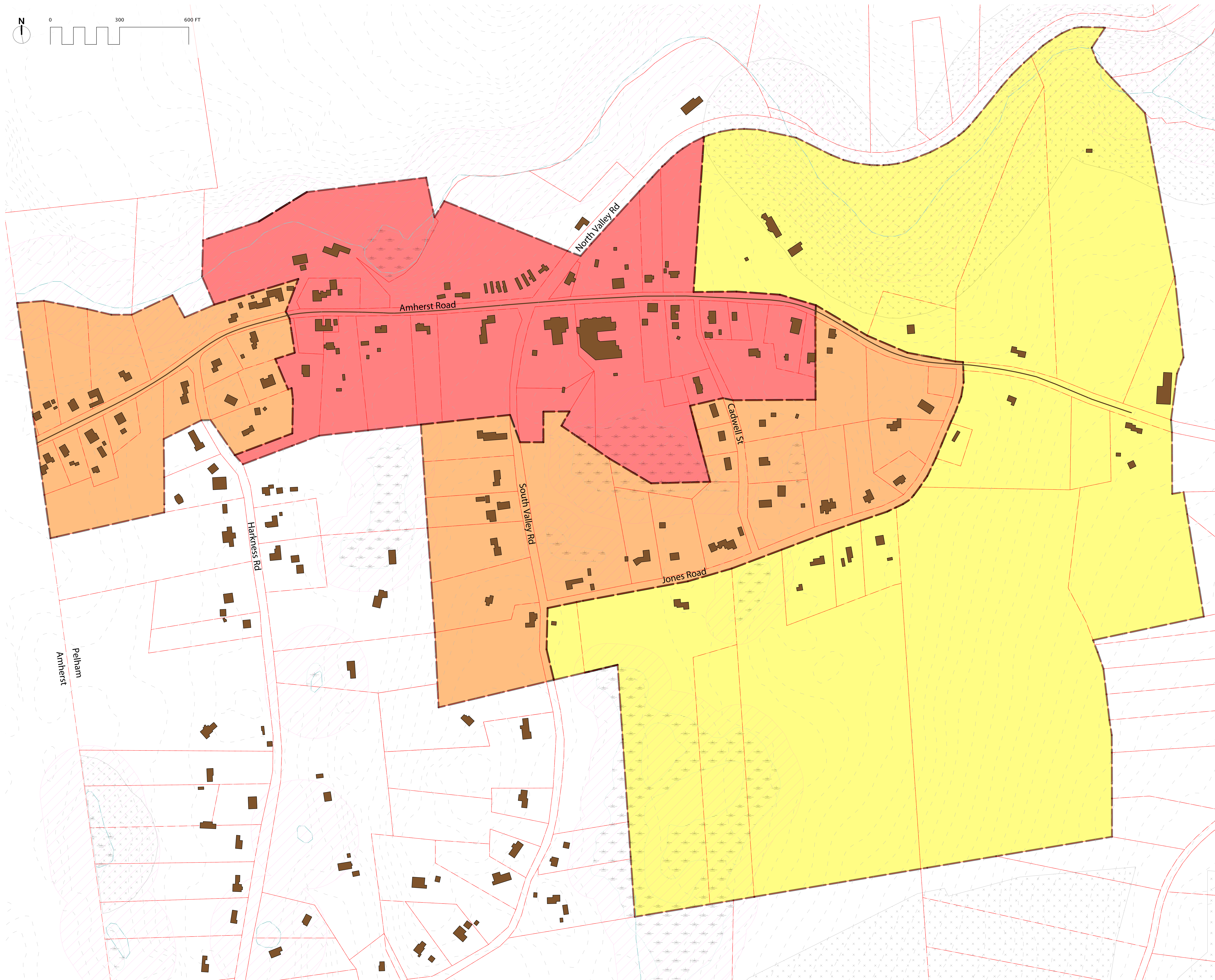


West Pelham Village Center, Proposed Zoning



Description of Proposed Zoning Districts

The proposed plan for the West Pelham Village Center divides the area into three neighborhoods. **Village Center Mixed Use**--the heart of the village center. This neighborhood includes parcels that are a short walk from the Library and the Elementary School along Amherst Road. This area has existing sewer capacity. In this neighborhood, small businesses and a greater diversity of housing would be allowed with standards to ensure high quality design consistent with the character of a traditional New England village. Small village lots (1/4 acre, 80 ft of frontage) enable limited infill development.

Village Center Neighborhood--parcels on Amherst Road, South Valley Road, Jones Road, and Cadwell Street that are adjacent to the mixed use area. These parcels are within walking distance of the Library and School. Proposed lot size is 3/4 acre with 125' of frontage. This lot size requires innovative septic design or a sewer connection. Parcels on Amherst Road are currently served by sewer or have it available to them. Greater diversity of housing and limited businesses would be allowed in this area with detailed standards to ensure compatibility with the neighborhood.

Village Center Rural Edge--parcels on the east and southeast edges of the Village Center. Some parcels are served by sewer; some are not. Parcels are adjacent to large forested areas or important habitat. The proposed default lot size in this area is 2 acres with 125' of frontage. Open Space Design (OSD) is the preferred development approach for this area. It requires significant open space protection, allows flexibility in lot layout, and allows density bonuses for affordable housing, extra protected open space, and/or public access to protected open space. The plan for this area strikes a balance between conservation of natural areas & creation of an attractive neighborhood.

Key

- Property Line (from Amherst GIS)
- Contour, 3m (from Mass GIS)
- Hydrography (from Mass GIS)
- Wetland (from Mass GIS)
- NHESP Priority Habitat (from Mass GIS)
- Pelham Wetland Buffer (PVPC based on Mass GIS)
- Existing Building (from Mass GIS)
- Existing Sewer Line (from Amherst GIS)
- Proposed District--Village Center Mixed-Use
- Proposed District--Village Center Neighborhood
- Proposed District--Village Center Rural Edge

