

6. Zoning

The Planning Board is proposing the creation of a new Zoning District to be designated General I for consideration of the voters at the 2001 Town Meeting. This district would be located "outside" (i.e. to the North, East, or South) of the proposed Circumferential Highway in the same locations that the General Zone exists now. The only difference between the General and General I District would be the density allowed. GI would require two acre lots with 200 feet of frontage for a single family home. This change is more consistent with the goals of the Master Plan by reducing allowed density in areas of Town with limited services (water and sewer) and attempting to maintain more of the "Rural Character" in the least developed portion of the Town.

The Planning Board will be presenting several other amendments to the Zoning Ordinance for consideration of the voters at the 2001 Town Meeting.

7. Capital Improvements Program

In the Fall of 2000, the Capital Improvements Program (CIP) Committee completed its work prior to the end of October. We appreciate the cooperation of all the department heads who prepared submissions and presentations on time. The CIP Committee was assisted by the Nashua Regional Planning Commission and the Finance Director.

8. Updating Planning Tools

In addition to plan review, the Planning Board worked on revisions to the Subdivision and Site Plan Regulations, as well as to the Zoning Ordinance. Updating these tools is an ongoing process.