

Wetlands Working Group
TOWN OF PETERBOROUGH, New Hampshire

Minutes of June 21, 2010

Members of the Peterborough Planning Board and Peterborough Conservation Commission held a joint meeting on Monday, June 21, 2010 at 7:30 a.m. in the Selectmen's Meeting Room of the Town House. The purpose of the meeting is to continue the preparation of an amended Wetlands Protection Ordinance.

Members Present: From the Planning Board Dave Enos and Ivy Vann, and from the Conservation Commission JoAnne Carr and Matt Lundsted. Also present was Francie Von Mertons.

Staff Present: Carol Ogilvie, Director and Laura Norton, Assistant, Office of Community Development

Chair Enos (Mr. Enos) called the meeting to order at 7:30 a.m. and began by telling the members about his meeting with the Business Support Group. He noted the general feeling was "one that they felt neglected and left out of the process." Mr. Enos also noted comments from Peter Brown that the ordinance was not clear, specifically the wording of "if you qualify for a reduction based on the points the Board *may* reduce..." Ms. Vann replied "that is actually a very good point, maybe we should fix that." She went on to note that it should be clear that if the points qualify the applicant for a reduction in the buffer/setback, they should be sure or secure in knowing they are going to get it. "I am inclined to change that language" she said. The members went on to briefly discuss the application of performance standards and how those standards would come into play when an applicant meets with the Planning Board. Mr. Lundsted noted "I think the flexibility becomes clear if you change that language." Ms. Ogilvie noted she would work on a re-write and e-mail it out to the members.

The members briefly discussed their goal of getting the support of the Business Support Group, the Chamber of Commerce, the ZBA, and the EDA. Mr. Enos noted much of the initial push-back from the Business Support Group was for more public meetings on the ordinance.

Ms. Von Mertens asked if Mr. Brown would allow an assessment of his property in North Peterborough with the members replying "no." Ms. Von Mertens asked "can he have it both ways?" She went on to note "he claims the taking of his land when he will not let us on the property." Another member explained many of his claims regarding his assessment and taxes are unsubstantiated because the increases appear to be the result of building improvements. Still another member noted he is reportedly very attentive to his tenants and their needs.

In conclusion the members again discussed the presentation by Mr. Enos to the Business Support Group. The members talked about how to follow up the presentation and incorporate the fundamentals of the ordinance and its flexibility into a letter. One member mentioned the Chamber's involvement with Greenerborough, a green living expo and festival with another member interjecting "that is huge to them." Ms. Von Mertens asked about the reaction of the Business Support Group's Chairman, George Duncan with Mr. Enos replying "he had no response really. I think he was with the majority of the group that wanted more public input."

Mr. Enos went on to note “we need to point out the cumulative impacts of the communities and that we have created something that allows some flexibility” adding “there is not a perfect one-size fits all solution but we are trying to look at this prescriptively when addressing long term impacts and smart living.”

Mr. Lundsted suggested a letter to the Chamber that thanked the Business Support Group for their time and bringing their concerns to the attention of the Wetland Workgroup. He went on to note the group should explain the progress they have made and how the new ordinance can and will strengthen their Greenerborough concepts. Ms. Carr interjected “environmental protection and economic development should be mutually supportive.”

Ms. Von Mertens asked about comments about a 75-foot setback made by Selectman Joe Byk with Mr. Enos replying that the comments were not appropriate to the current conversation adding “any reference to a 75-foot setback is nowhere to be found, we *never* talked about that.”

Ms. Von Mertens then asked about the status of the Board of Selectmen. “With regards to a special vote are they aware?” she asked. Mr. Enos replied “we will have to know tonight (referring to the Planning Board Workshop) if it is a go or not and then inform them. They vote to hold a special town meeting.”

Ms. Von Mertens then asked “is there anything special about your EDA meeting tomorrow?” Mr. Enos replied “I am not sure what to expect, but you are all welcome to attend.”

The members very briefly discussed Mr. Brown’s situation once again and the prospect of having him in to discuss the ordinance and his parcel. Mr. Enos concluded by noting “we are looking long term for what is best for the town and it will have impacts, we understand that.” He went on to say that back in March he had explained the availability of the Planning Board for a conceptual review for any project Mr. Brown may have. He added “from there he could have the opportunity to do a preliminary with the Board but he did not respond.”

The meeting adjourned at 8:40 a.m.

Respectfully submitted,

Laura Norton
Administrative Assistant