PLANNING BOARD
TOWN OF PETERBOROUGH, New Hampshire

Minutes of October 11, 2010

The Peterborough Planning Board held its regular monthly meeting on Monday, October 11, 2010 at 7:00 p.m. in the Selectmen's Meeting Room of the Town House.

Members Present: Chairman Leandra MacDonald, Alternate Richard Freitas, Barbara Miller, Rick Monahon, Alternate Bill Groff, Michael Henry, and Ivy Vann.

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

Chair MacDonald called the meeting to order at 7:00 p.m. She introduced the members and staff and appointed Mr. Freitas and Mr. Groff to sit as regular members.

MacDowell Lot Line Adjustment:
Chair MacDonald noted the first and only item on the agenda was a request for a lot line adjustment between lands owned by the MacDowell Colony (Parcel No. U014-007-010), the Roman Catholic Bishop of Manchester (Parcel No. U013-006-001) and Louise Eastman (Parcel No. U013-006-002), in the Family, General Residence, and Rural Districts.

David Macy introduced himself as the Residential Director at MacDowell Colony. He explained that the Colony owned a 100 foot strip of land on High Street that he described as "looking like Oklahoma with the big long panhandle." He noted the strip of land was located along the front of the Catholic Cemetery and the Eastman property, "and we want to convey that land to them."

A brief description of the application late last year by the Church to subdivide the cemetery off of its parcel followed with clarification on the acreages and frontages of that plan. Mr. Macy noted "we will convey to Louise (Eastman) the portion that abuts her property making it a contiguous parcel as well as the portion running between the Catholic Cemetery and High Street."

Mr. Monahon asked "isn't it a risk to be giving up the 100 feet not knowing what is going to happen to the backland?" Mr. Macy replied "we recognize that risk" but added that discussion involving a conservation easement on Ms. Eastman's property was likely. He added that with a graveyard on one side and the conservation easement on the other "we see the future as being no different than the past."

Chair MacDonald concluded by asking if there were any questions from the audience (there were none) and reviewing the lot line request. She noted "this will allow both parties to own the land right up to the street." She added "everyone has legal frontage" with Mr. Macy interjecting "and it cleans up the parcels."

Mr. Monahon again mentioned the potential risk and asked if it would not be a good idea that the lot line adjustment be subject to the successful completion of the conservation easement. Mr. Macy replied "the easement process is well along" with Chair MacDonald noting "and that is none of our business."

Chair MacDonald closed the public hearing at 7:10 p.m.

Chair MacDonald then noted she would entertain a motion to accept the application as complete. A motion was made/seconded (Monahon/Miller) to accept the application as complete with all in favor.

Chair MacDonald then opened the deliberative session. She reviewed the merits of the case that included how the 100 foot strip of land would be divided, conveyed, and acquired by the three parties. She noted "the church will become more conforming and neither of the other properties becomes less conforming."

A motion was made/seconded (Monahon/Miller) to approve the lot line request with all in favor.

Wetland Proposal Update:

Ms. Ogilvie briefly reviewed the outreach that had been done (including presentations to the Business Support Group of the Peterborough Chamber of Commerce and the Economic Development Authority). She noted the Workgroup had met October 4th and had concluded "for a variety of reasons to not include the shoreland component in the proposal right now."

A brief discussion about the merits of the town wetland and state shoreland ordinances followed. Ms. Ogilvie noted that between the two "one or the other would kick in so there is no danger that there will be less protection." The members also discussed the definition of wetlands associated with surface waters and how "they must be included in a plan if they are located on the parcel."

When asked for an update on the information outreach program the Selectmen were planning Ms. Miller replied "we have not gotten together yet." She went on to note "but this is a good way to do it, we want to keep it simple and just get out there."

The members then discussed the scheduling of the public hearing noting the town warrant would be posted by the middle of March. One member interjected "it should be no later than early January sometime" with the others in agreement.

Ms. Miller noted any support from the Wetlands Workgroup and Planning Board members throughout the outreach program would be welcome. Ms. Miller asked "how terrific is that? Bringing the Planning Board to the people."

Report Out of Board Members Serving on Other Committees:

Chair MacDonald reported she and Mr. Freitas had attended their first CIP meeting the Tuesday night before. She went on to note the group would be meeting every Tuesday evening and be done by mid November. She spoke briefly about the importance and relevance of the CIP if the Planning Board were to consider impact fees noting "it is required to have the CIP, it is part of

the process." A brief discussion on the history of the CIP followed with Ms. Vann noting its inception had to do with a legislative change in the mid 1980s. "I believe that is what initiated it" she said.

Mr. Monahon reported that the **Cultural Resources Chapter** of the Master Plan "is slowly coming to a close." Ms. Ogilvie added a draft of the **Regional Concerns Chapter** was complete and ready for review.

Ms. Miller asked "then what? What is next?" with Ms. Ogilvie replying "possibly a hiatus." A brief discussion about the Master Plan Steering Committee followed. Ms. Ogilvie noted that once the Regional Concerns and Cultural Resources Chapters were completed, "the Committee may ask the Board of Selectmen for a time out." The members briefly discussed the problems the Committee had experienced particularly in obtaining a quorum for their meetings; it was noted this committee with almost the same membership has been meeting since 2002. Chair MacDonald noted "after they take some time off, I think we should ask the Board of Selectmen to enlarge the group," adding "we have a responsibility to the Master Plan Committee." Chair MacDonald concluded by asking the members to review the Master Plan. "I encourage you to read it again" she said, adding "we need to keep it in mind and come back and discuss it if there is a chapter we need to revisit."

October Workshop/Healthcare District Meeting:

Ms. Ogilvie reported that the neighborhood meeting for the Healthcare District had been planned for October 25th but relayed a conversation with Peter Gosline (the CEO of MCH) where he had expressed his concerns over having the meeting on the Hospital Campus. She noted "his concern is that the people who come to the meeting might think it is a hospital-driven exercise."

Chair MacDonald asked about the meeting room at Sheiling Forest with Mr. Monahon noting the building may not be available as it had sustained damage last winter. After a brief discussion the members decided to host the meeting at the Town House. Chair MacDonald asked "can we have some mapping?" with Ms. Ogilvie replying "yes," adding "we will send a letter to the neighborhood residents as well." It was noted the purpose of the meeting was to review the current provisions and boundaries of the Healthcare District and consider expansion of the boundary depending on interest. Chair MacDonald noted the current 25 acre minimum for the District and noted "it is a discussion, some abutters have expressed interest in being re-zoned and we want to look at the neighborhood as a whole." She added "it may be premature, we may not change anything, we won't know until we bring the families who live there in."

Chair MacDonald clarified the 6:00 p.m. start time of the neighborhood meeting on October 25th at the Town House. Ms. Miller noted the Public Hearing for the Main Street Bridge was the next night, Tuesday, October 26th. A brief discussion about two meeting in two nights followed with the members agreeing the neighborhood meeting was a very small interest group and would not compete with the Public Hearing. Ms. Vann noted "it is like ten households" with Chair MacDonald replying "I would be thrilled with three or four homeowners coming in." Mr. Monahon noted "you will always get those who advocate it, so the abutters must be aware." Chair MacDonald reiterated "this is not a public hearing, we are just gathering information. There are no zoning changes on the table."

Other Business:
Ms. Vann suggested "a cheap and easy solution" to traffic calming on both Summer and High Streets. She said "paint lines on the sides of the road to visually reduce the size of the road. It will narrow the road visually." Ms. Vann added "it is a pretty common traffic calmer." Ms. Vann also advocated parking spaces on High Street noting "again this visually narrows the road and is a way of saying this is a residential street."

A brief discussion about the width of the streets, speed bumps and moveable tables followed. One member asked if the Planning Board should make a recommendation to the Director of Public Works. Chair MacDonald noted she and Mr. Freitas would bring it up the next night (CIP Meeting) "Rodney will be there" she said. Mr. Mohahon concluded the discussion by complimenting Ms. Vann on her ideas.

Minutes:
A motion was made/seconded (Miller/Henry) to approve the Minutes of September 13, 2010, September 20, 2010 and September 27, 2010 as written with all in favor. Mr. Groff did confirm that on page 7 of the September 13th Minutes "judicial decision" should be replaced with "advisory opinion."

In closing Mr. Monahon mentioned local farmer's perceived reputation of Peterborough as being unfriendly to agriculture. A brief discussion followed with Mr. Monahon noting "that perception is enough of a stimulus to at the very least invite their input and hear their issues." He added "and then we can discuss how to address it in our zoning." "Great idea" replied Chair MacDonald adding "perhaps we could invite Mr. Holmes to the October Workshop." Ms. Ogilvie noted she would follow up.

The meeting adjourned at 7:45 p.m.

Respectfully submitted,

Laura Norton
Administrative Assistant