

**PLANNING BOARD
TOWN OF PETERBOROUGH, New Hampshire**

Workshop Minutes of September 27, 2010

The Peterborough Planning Board held a workshop on Monday, September 27, 2010 at 5:30 p.m. in the Selectmen's Meeting Room of the Town House.

Members Present: Richard Freitas, Bill Groff, Michael Henry and Rick Monahon.

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

A quorum was obtained and the workshop began at 5:55 p.m. Ms. Ogilvie reported that Vice Chairman Enos had been hospitalized and she hoped to get an update on his condition soon. The members all voiced their concern, thoughts and prayers for Mr. Enos.

The first item on the agenda was a status report for the Wetlands Work Group which was tabled.

Mr. Monahon noted the next item of the agenda was a review of the Traditional Neighborhood Development (TND) infill draft, and that Ms. Vann, who was not in attendance "was pretty much the leader on that." The last item on the agenda was a discussion about the Monadnock Community Healthcare District and a neighborhood meeting to discuss how the residents surrounding the District were feeling about it. Ms. Ogilvie noted the meeting "had been planned for September, but that is not going to happen." She added she had contacted Peter Gosline to follow up but had not yet heard back from him.

She noted that such neighborhood meetings are generally held in the 6:00 o'clock range with light refreshments, if the budget allows. This one is being planned with invitations to be sent to Old Street Road residents "east to Sand Hill Road and west to the Route 136/202 Intersection." She added the neighborhood meeting was prompted by the purchase of two homes on Old Street Road where the buyers requested they be included in the Healthcare District. "So, we will have a meeting to see if there is any interest in rezoning other properties as well" she said. Ms. Ogilvie targeted either October 18th or 25th as a potential meeting night. Mr. Henry suggested the 25th would be better "giving everyone more time to prepare." Ms. Ogilvie noted she would start organizing the meeting adding "I will get back to everyone on that."

Ms. Ogilvie also pointed out the potential amendment to §245-9.2(F)(1). She noted "I would at least like to talk about possibly reducing the minimum lot size in the Healthcare District from 25 acres to something smaller" adding "we need to revisit this."

Mr. Freitas asked about participation from the Hospital with Ms. Ogilvie replying "yes, both Peter (Gosline) and Tom (Humphrey) have expressed interest in being involved." She added "they are certainly interested in what other properties may be looking to join the District."

Mr. Monahon interjected “it is interesting to note that Old Street Road is in the Family District, which is one of the strictest districts.” He added “the Family District regulations were written many years ago and are very strict; you cannot even have home occupation.” A brief discussion about the two homes that were purchased and the potential of one of them becoming an assisted living or nursing home followed. Ms. Ogilvie noted “in theory all the uses associated with various types of healthcare are permitted.” The members also discussed the potential of pushback coming from the neighborhood of the hospital zone “changing the character of the very well protected Family Zone.” Mr. Monahon noted “it is an interesting issue; we need to chew on it a little bit.” He then spoke briefly about a conversation he had recently had with Dan Holmes, a local farmer. He relayed a portion of their conversation that included an opinion expressed by Lorraine Merrill (Commission of Agriculture) that Peterborough’s zoning “was the worst in the state for agriculture.” He asked “how do we help that?”

Ms. Ogilvie briefly reviewed Agricultural Uses. She noted *commercial* uses were permitted only in the Rural District, and subject to site plan review. She noted “non commercial uses, which include tilling of the soil and growing and harvesting of crops and horticulture commodities as a primary or accessory use, or incidental sales of agricultural products is permitted in all the districts.” Mr. Monahon asked about specific restriction of animals with Ms. Ogilvie replying “no, none.” A brief discussion about the definition of a domestic animal and what goes with agriculture followed. Ms. Ogilvie noted and the members agreed that in most instances “it becomes a judgment call on Code Enforcement Officer’s part.”

Also in response to what Mr. Monahon had reported Ms. Ogilvie noted “it is distressing Lorraine believes this.” Ms. Ogilvie went on to note she felt many of the issues involved the building code, not the zoning in town. An example noted and discussed was the sprinkler regulation.

Ms. Ogilvie noted that for the draft Traditional Neighborhood Development Overlay Zone one change from the last review, which was the frontage requirement being increased from 60 to 90 feet. She noted “Ivy feels 90 feet is too big, she has commented several times that it needs to be 60 feet” adding “that is for the record.” Ms. Ogilvie also noted “another big change is the applicability of this overlay zone.” She went on to explain how it was initially devised to be able to build municipal water and sewer out to land if it was reachable “but that got ratcheted back so it now only applies to lots currently served by town utilities and town roads.”

Ms. Ogilvie concluded by noting “that is all I have for you tonight.” She summarized “so we want to look at home occupations in the Family District” with Mr. Monahon interjecting “yes, and the agriculture issue as well.” Mr. Monahon added “I am willing to take the lead on that and perhaps even ask Dan (Holmes) and his wife to come in, talk about their perception, how it was formed and how we might respond to improve the situation.”

The Workshop adjourned at 6:33 p.m.

Respectfully submitted,

Laura Norton
Administrative Assistant