Members Present: Chairman Leandra MacDonald, Vice Chair David Enos, Richard Freitas, Rick Monahon, and Ivy Vann.

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

PLANNING BOARD
TOWN OF PETERBOROUGH, New Hampshire

Workshop Minutes of June 21, 2010

The Peterborough Planning Board held a workshop on Monday, June 21, 2010 at 5:15 p.m. in the Selectmen's Meeting Room of the Town House.

Chair MacDonald called the Workshop to order at 5:15 p.m.

Status Report from the Wetlands Working Group:

On reporting back on his presentation to the Business Support Group of the Chamber of Commerce, Mr. Enos noted "it was interesting." He noted some indescript language about meeting certain buffer setback criteria that was brought up by Mr. Brown. This language was located in the Planning Board Process of the ordinance and was clarified to read "the number of points a wetland receives, based on its functions and values, will be used in determining what the buffer/setback width will be; the amount of each will be determined by the Planning Board based on the comparative wetland evaluation and site-specific circumstances."

Mr. Enos noted "it was a good point, well taken. The Workgroup agreed it was valid and recommended changing it" (to read that the distance would be what was represented in the Table based on the points). He went on to note that the Business Support Group stated they did not feel sufficiently represented in the writing of the ordinance and felt the Workgroup needed more time to work on it. They also encouraged at least three public meetings be held to get additional input.

Mr. Enos told the Board he was presenting the proposal to the EDA the next morning at 8:00 a.m. and all were welcome to attend. Mr. Monahon asked "what about the meeting with the ZBA?" Mr. Enos replied "we are trying to work out a time; we hope it will be within the next two weeks." Mr. Monahon noted "we will also be talking about Conditional Use Permits" and asked "shouldn't the entire Planning Board be there for that?" Chair MacDonald agreed the entire Board should make an effort to be present. Mr. Monahon added "we are pushing the issue, and some of the most hardline push-back has come from the ZBA. It is time to iron this out." Chair MacDonald added "right now wetland crossings are a judicial process, it is a role given the ZBA by the State." Mr. Enos noted a comment by Ray Cote at the Business Support Group presentation, (where Mr. Cote said he felt the ZBA was no longer a judicial role but actually activists in determining what zoning is) with Mr. Enos adding "and he doesn't like it."

Chair MacDonald thanked Mr. Enos for his update. She went on to note that Mr. Wagner would no longer be serving the in the capacity of alternate for the Board. "This leaves Richard as our

sole alternate" she said. She noted she had been in contact with a potential new alternate and would keep the Board informed.

July 12, 2010 Public Hearing Decision:

Chair MacDonald began by saying "I don't have a problem with it." "Me either" interjected Ms. Vann. Ms. Ogilvie noted the dates for three public hearings would be July 12, July 26 and August 9, 2010.

Review Healthcare District Request:

The members began by reviewing a map and the regulations of the Healthcare District. Ms. Ogilvie noted that currently there is a minimum 25 acre requirement to be considered a part of the Hospital District. She described a potential applicant's interest in developing an assisted care facility on a property across the street from the MCH. She noted the property was approximately 9 acres with just about 4 of them developable. She noted "the simplest thing is to eliminate the 25 acre requirement." Chair MacDonald interjected "but it would still have to be re-zoned right?" with Ms. Ogilvie replying "yes." Ms. Vann noted "I don't see any reason why we should not do it and a great many good reasons why we should do it." After a brief discussion Chair MacDonald stated she did not see any urgency in action. Mr. Enos noted "we have to be thinking of the wellbeing of the Hospital as well." A brief discussion about the Healthcare District followed with Mr. Monahon noting "the hospital is the regulator of the district, they created it, not us." Mr. Monahon then asked if such a reduction in the required acreage would allow someone to go into competition with the hospital. The members then reviewed the permitted uses of the Healthcare District. Chair MacDonald asked "if we were to do this do we want all the uses of the Healthcare District permitted on this lot?" with another Member interjecting "that would be subject to site plan review." The members talked a bit about the lot in question and the potential density figures for an assisted care facility based on the current calculation of 8 beds per acre. Another Member noted "as it is written now the Healthcare District is under one ownership, so that would have to be changed as well."

Chair MacDonald reiterated that there was no rush and that the Board should get some additional information as well as input from the other land owners on Old Street Road. The Members agreed it would make sense to develop a list of the people impacted by these changes, review the maps and take action as a whole unit versus doing things piecemeal. The Members once again reviewed the parcel maps and what abutters would be most impacted. Chair MacDonald suggested a letter go out to all abutters about the general concept of expanding the District and schedule a neighborhood meeting "prior to doing anything else, the neighborhood needs to be heard" she said.

Ms. Miller asked about the process with Chair MacDonald replying "you have a neighborhood meeting and then a public hearing." Ms. Miller suggested using the maps they used and having various visuals and handouts for the meetings.

A brief discussion about self-examination and how zoning comes out of re-purposing followed. The example of West Peterborough was discussed as a win-win endeavor. They also briefly

discussed some of the unintended consequences or impacts to the Hospital and considered doing a real scale model of the area for their own edification.

Chair MacDonald concluded by noting "we will work on a neighborhood meeting and get this going for the fall." She added "rushing re-zoning is not something I want to do." Mr. Monahon agreed and noted "we have to consider the economic impact to the current property owners as well, if we collectively petition for this, I take it very seriously."

Review of 2011 Work Program:

Workforce Housing: The members reviewed the handout that included definitions of affordable (for ownership as well as rental) and multi-family workforce housing (a building or structure containing five or more living units, each designed to be an individual household). Ms. Ogilvie noted that while Peterborough most certainly meets the definition for workforce housing in several districts, the State mandates that the opportunity for workforce housing be available in a majority of all residential districts, which would include especially the Rural District, and that is where currently a five-unit building would not be allowed. The members briefly discussed §674:58 and the inherent problems (lack of infrastructure, economic restraints to the developer, etc.) of creating housing in the Rural District. They also discussed the average mean price of housing, which is down from about $244,000 to $186,500 per unit.

Traditional Neighborhood Development (TND): The members discussed the allowance of infilling of lots to add density in older, established neighborhoods than current zoning would not allow. Mr. Monahon noted "streets like Pine, Vale and Union would not be able to be created today." He also noted examples of how the town developed historically prior to zoning.

The members discussed frontages and setbacks as well a mix of house sizes to avoid a "cookie cutter" development. Ms. Vann suggested that the Board use numerous and colorful visuals when presenting TND to the public.

The members also discussed the Overlay Zone as applicable to existing lots in the Family and General Residence Districts that are served by the town's sewer and water systems. They briefly discussed the potential of extending the town systems to apply the overlay.

The Workshop adjourned at 6:50 p.m.

Respectfully submitted,

Laura Norton
Administrative Assistant