

SELECT BOARD MEETING AGENDA
TOWN OF PETERBOROUGH
Tuesday, June 15, 2010 – 7:00 PM
1 Grove Street, Peterborough, New Hampshire

APPOINTMENTS

7:00pm – Planning Board – Annual Update

7:30pm – Conservation Commission – Annual Update

OLD BUSINESS

1. Board and Committee Appointments
 - a. Susan Stanbury – alternate member of Conservation Commission

CONSENT AGENDA

Correspondence:

1. MSW and Tonnage Report, May 2010
2. Happy Valley School to Rodney Bartlett re: thank you
3. Terry Reeves to Town Staff re: thank you
4. Melissa Hyde to Pamela Brenner re: downtown Wi-Fi, 5/13/10
5. Pamela Brenner to Melissa Hyde, response, 5/24/10
6. Comcast to Select Board re: franchise fee, 5/14/10
7. CDFA to Barbara Miller re: successful execution of amended contract, MEDC/Northeast Products, 5/28/10
8. Hillsborough County Board of Commissioners to Select Board re: annual budget hearing 6/9/10

Minutes:

1. Conservation Commission, 4/29/10
2. Open Space Committee, 3/17/10 and 4/14/10

Building Permits:

1. 327 Jaffrey Road – Timothy Steel Microspect Corporation – 2599 sq ft addition and interior renovation phase 1 (cafeteria) only
2. 23/24 Overseers Row – Stanley Rasanen – electrical service upgrade
3. 125 Lounsbury Lane – Jennifer Whitney – new den on existing foundation
4. 29 Mountain View Drive – Szydlo Family Trust – remodel kitchen
5. 19 Elm Street – Alexander and Laura Campbell – misc. electrical, replace tub/shower sheetrock and install CO detectors
6. 19 Wilton Road – Springfield Realty Corp – remodel existing store for new wireless zone store location
7. 10 Snow Road – George and Melissa Magee – convert existing deck to screened porch and add 5x12 foot deck
8. 460 Union Street – Yves and Sylvie Chenard – 16x20 foot deck
9. 39 Robbe Farm Road – Normand and Phyllis Philibotte – convert basement to living room and bathroom
10. 121 B Old Town Farm Road – Taylor Realty Trust – replace existing deck and add three-season porch
11. 327 Jaffrey Road – Timothy Steel Microspect Corporation – 2599 square foot addition and interior renovation
12. 369 Middle Hancock Road – Kim P. Sands – single family residence foundation only
13. 49 Grove Street – Marshall and Mary Hunt – removal of three windows and install new door and window
14. 158 Wilton Road – Robert Steinert Jr. Revocable Trust – upgrade electrical service to 200 amp and install back-up generator connection

15. 6 Evans Road – Kory Hyvonen – above ground swimming pool
16. 130 Gulf Road – Philip and Jennifer Dubois – install roof over existing stairway

Demolition Permit:

1. 57/59 Concord Street – Laura Norton – Remove attached garage

ADJOURN

**MINUTES
SELECT BOARD
TOWN OF PETERBOROUGH**

Tuesday, June 15, 2010 – 7:00pm
1 Grove Street, Peterborough, New Hampshire

Present: Joe Byk, Barbara Miller, Elizabeth Thomas

Also Present: Pamela Brenner, Nicole MacStay

Chair Byk called the meeting to order at 7:03pm.

Planning Board – Annual Update

Leandra MacDonald, Planning Board Chair, began by saying that the Planning Board has been working hard on an update to the Town's wetlands regulations. They believe that these regulations are an important priority because of their link to water; the Town will soon have a new treatment plant and things are happening at the south aquifer. The Planning Board wants to promote growth in a way that makes sense, and the wetlands ordinance is a very important step. All the other issues from last year are still on the table: smart growth, workforce housing, and adding on to the wastewater system to spread the costs, these things have not changed. She explained that this Planning Board, because of the structure of the town government which has an independent Capital Improvements Plan Committee and a Master Plan Steering Committee that is in some sense responsive to both the Select Board and Planning Board. Their job is to administer the zoning ordinance and crafting new or updating current ordinances. The time to plan ahead is when there is not much going on; not to spend money, but to take some time to think about planning. She said that there is a great deal to do in the next year or two.

Ms. Thomas said that she had never fully realized until recently how the tax rate is affected by things like the Shaws and CVS development with the way that they change the equalization ratio, and said that she did not necessarily think that large developments were good for the town. **Ms. MacDonald** said that the situation as it currently stands is that there isn't much land left that could be commercially developed. Any new commercial development would require rehabilitation of land already being used for that purpose. There was a discussion of how new development effects the school portion of the tax rate. **Ms. Brenner** said that Peterborough is stable, whereas other towns in the district are losing value as well as students, thus a greater percentage of school costs becomes Peterborough's responsibility. **Ms. MacDonald** said that the Planning Board doesn't know what the growth will be in these other towns with more land to develop. She added that unless they change zoning, the Planning Board does not control what types of applications it hears.

Ms. Brenner said that developments like Monadnock Lane and Contoocook Lane have wonderful homes, however despite the efforts of the Town and the residents of those neighborhoods, Comcast and Fairpoint will not extend broadband service to them without considerable upfront expense. She asked if when a subdivision is proposed to the Planning Board in the future, they should be required to provide broadband service, otherwise it becomes the Town's dilemma when those residents get frustrated. **Ms. MacDonald** said that she would look into that. **Chair Byk** said that there is no municipality that builds out cable networks, and unless something changes, it is not the Town's responsibility to extend broadband service. He said that we should look at this as a condition of subdivision plan approval, but not an impact fee.

Chair Byk said that at their retreat the Select Board discussed the green building ordinance that failed last year. He asked if the Sustainable Planning Committee could recommend to the Planning Board that they re-propose the green building ordinance on the May 2011 ballot, without the requirement that renovations pass a blower door test. **Ms. MacDonald** said that she understood his point of view, however over the next ten years new housing will only be about 10% of the housing stock, and to overlook remodeling will not go very far. She said that as more is done with the State energy code, those things will get picked up. The Board thanked Ms. MacDonald for her presentation.

Conservation Commission – Annual Update

Francie Von Mertens began by reviewing the members of the Conservation Commission and their backgrounds. She then said that one of their long term projects has been the wetlands buffer; Dave Enos, Matt Lundsted and Joanne Carr are members of the Wetlands Working Group. Some education and outreach needs to be done before the proposed amendments are brought to the public. In addition to the wetlands ordinance, the Conservation Commission has also been working on a number of projects, including work that is being done at the MacDowell Dam by the US Army Corps of Engineers. She noted that they have been painstaking in their adherence to both local and state ordinance, even though they are not required to as a branch of the federal government.

Mr. Enos spoke about the efforts of the Wetlands Working Group to reach out to the public about the proposed amendments. He said that he has met with the Business Support Group, and they are scheduled to meet with the Economic Development Authority next week, and are working to schedule a meeting with the Zoning Board of Adjustment. The proposal has been put forth to the Planning Board, and is intended to address a long outstanding issue of whether the buffers are adequate. With the support of the Conservation Commission a wetlands evaluation was done by Moosewood Engineering in which between 80% and 85% of the wetlands in Peterborough were studied. The proposed ordinance uses a program called Prime Wetlands and a New Hampshire valuation of their functional values is done. The concept of looking at what the functional values of the particular wetland makes a lot more sense than an arbitrary number set to the buffer that has no basis. Some wetlands have little value, whereas others are significant. The proposal is to apply a scale to each site and evaluate its function. **Ms. Miller** said that she is supportive of the proposed ordinance, but there needs to be representation from the entire town supportive of the proposal. The message needs to be gotten across clearly and succinctly. She said that she thinks that developers would find this amendment more flexible, and there may be more capacity to develop. She added that she thinks it is great that Mr. Enos is going to these various groups to get the word out.

Ms. Von Mertens said that the other thing that the Conservation Commission has been working on is communication with Public Works Director Rodney Bartlett. Swift Corwin has volunteered to be the liaison. They have also been working on the ongoing easement monitoring; Susan Stanbury has stepped-up and volunteered to organize those efforts.

Motion:

Chair Byk made a motion to appoint Susan Stanbury as a member of the Conservation Commission; **Ms. Thomas** seconded.

Vote:

Chair Byk, Ms. Thomas and **Ms. Miller** voted in favor of the motion; the motion carried.

As there was no further business, **Chair Byk** made a motion to adjourn; **Ms. Thomas** seconded. All in favor, the meeting adjourned at 7:53pm.

Respectfully Submitted,
Nicole MacStay, Assistant to the Town Administrator

PETERBOROUGH
SELECT BOARD:


Barbara A. Miler, Chair


Joe Byk


Elizabeth M. Thomas

ACTION ITEM PENDING LIST

- 1.

