

# Town of Peterborough Zoning Board of Adjustment

Saturday, November 19, 2011

ZBA members present: Loretta Laurenitis, Sharon Monahan, David Sobe, Alice Briggs and Peter Leishman.

Also present: Zoning Administrator Dario Carrara, Applicant Craig Hicks, Steve Leone.

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The meeting was brought to order at 8:00 am at the end of Mercer Avenue, on parcel U022-002-000.

**Continuation of Case 1176 Robbe Farm Road LLC** request for a special exception to allow an elderly housing use, as allowed by Article VIII §245-43 of the zoning ordinance.

Steve Leone asked the Board about Mercer Avenue; specifically how any development would affect: road width, on street parking, snow plowing, and traffic volume. His driveway connects to Goyette Drive.

The Board walked the site. Mr. Hicks and the Board discussed the total number of dwelling units, the number of bedrooms each unit might have, and the age of the potential residents. Mr. Hicks stated that he is asking for a maximum of seventy-eight (78) total units, that each unit would probably be one, two, or three bedrooms, and that the housing would be for fifty-five (55) years old and above.

The Board also discussed the grade and elevation of the site, with Mr. Hicks indicating that the top of the site would be at least ten (10) feet lower and that the bottom level of the site would be raised-up higher. The placement of buildings and parking lots was also discussed.

Other issues discussed were: the history of Mr. Mikes wanting to install a car wash, a second access to the parcel, emergency vehicle access, utilities, and whether the parcel was located above an aquifer.

Mr. Hicks also stated that he believed the parcel could be re-zoned Village Commercial, because the Rural district designation does not make sense.

The Board asked Mr. Carrara to provide them with maps of the parcel and information about other elderly housing densities, such as RiverMead.

A motion was made by Briggs and seconded by Leishman to continue case number 1176 to the December 5<sup>th</sup>, 2011 meeting, all were in favor.

A motion was made at 9:00 am by Briggs and seconded by Sobe to adjourn the meeting, all were in favor.

Respectfully Submitted by Dario Carrara, Zoning Administrator.