

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

**Minutes of March 11, 2013**

**Members Present:** Vice Chairman Ivy Van, Alan Zeller, Tom Weeks, Jerry Galus, Audrey Cass and Rich Clark.

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

The members had a brief and informal discussion on the Municipal Facilities Chapter of the Master Plan prior to Vice Chair Vann (Ms. Vann) calling the meeting to order at 7:05 p.m.

Ms. Vann began with “so what do we have tonight?” She went on to note she had not read the Municipal Facilities Chapter as yet and suggested the members review the chapter and have any recommendations to Ms. Ogilvie for the Master Plan Steering Committee on Wednesday. Mr. Weeks interjected “I like it; the only thing I would say is I cannot read the numbers on the map” adding “I think the red (ink) is bad.”

Ms. Ogilvie noted there was a lot flexibility adding “if you can give your comments to me by Wednesday that would be great, otherwise the worst thing is that we will have to schedule another public hearing.”

Ms. Vann moved on to the Draft 2013/2014 Work Plan. “It looks like a pretty full pate” she said. Mr. Weeks asked “where do we go from here?” Ms. Van replied “we go down the list and decide whether to work on them or not” adding “there is nothing new on the list.”

Mr. Weeks noted the suggested change in the Demolition Review criteria. He also noted “I think it would be a great help to this Board to have a joint meeting with the Master Plan Steering Committee.” A brief discussion followed with the conclusion that a joint meeting with not only the Master Plan Steering Committee would be helpful but including the Heritage and Conservation Commissions would be helpful as well. It was specifically noted that the Heritage Commission’s work is legitimate in the protection of the entrance corridors and impacts on the gateways.

A brief discussion about the Commerce Park followed with Ms. Vann noting “it is a big empty piece of land with a lot of water and ledge.” It was noted that Mr. Hicks had been before the Board to discuss potential new uses for that District and the members again agreed it would behoove them to include all the stake holders including the Heritage and Conservation Commissions. Ms. Vann noted “Craig (Hicks) has given us permission to talk about his land any time” adding “the parcel might be an interesting one to do an exercise, hand out the maps and let people think about what to do down there.” Ms. Ogilvie interjected “like a Charrette” with Ms. Vann replying “yes, for those with vested interests.” A brief discussion followed with the members agreeing there may be oppositions to it because of the fear of change, but it would be worth doing.

Mr. Clark interjected “we can all discuss it but the problem is that it takes time. And I am telling you right now it is not going anywhere.” He added “you need to get all the committees in here.” Mr. Clark went on to note the perception of the town and its *no change* attitude. “They won’t let it change” he said. Ms. Vann noted “well it has been sitting there for twenty years; it is not unreasonable to talk about zoning changes that may change its status.” Ms. Cass asked about other “emotionally disruptive” properties with the members identifying the field across from the Shaw’s supermarket and the sand pits on Jaffrey Road. Ms. Cass then suggested that the Board focus on anything that is, was, or may be a hot spot “and address them in a creative process, versus one by one where bias may come out.”

The members agreed they had time to reasonably discuss changes in zoning for retail but also acknowledged empty (existing) buildings in town and store fronts in the plazas.

The members reviewed the remainder of the work program. They briefly discussed the Open Space Ordinance and the work that had already been completed for that ordinance. Similarly they did the same with Workforce Housing and Home Occupations. Ms. Ogilvie gave the members an update of the status of the Traditional Neighborhood Overlay Zone. The members briefly discussed the impacts to a neighborhood by adding height to a structure and the recommendation of not going higher than 15% of the height of other structures within a 300 foot perimeter on each side.

Ms. Vann reviewed the remaining item and noted “well it is not as daunting as it appears at first glance.” A motion was made/seconded (Zeller/Vann) to approve the 2013/2014 Work Program as written with all in favor.

Mr. Zeller noted that Ms. Vann had volunteered to speak with Scott Swanson about potential membership on the Board. Ms. Vann replied “I did contact him but then someone told him we spent hours and hours here so we may have lost him.”

### Minutes

A motion was made/seconded (Zeller/Clark) to approve the Minutes of February 11, 2013 and the Workshop of February 25, 2013 with all in favor.

Tyler Ward introduced himself and noted “I was sent here by the Heritage Commission” adding “I was hoping I could be a liaison to the Board and be involved by being copied on your agendas.” Ms. Vann replied “you are most welcome to attend any Planning Board meeting, they are always posted.” Mr. Ward also told the members that Habitat for Humanity was interested in the house on Route 202 South by Mr. Mike’s Convenience store, as well as the potential to build similar homes on the land recently evacuated by three demolished homes in that area. Ms. Vann interjected “if that is going to be residential I’d like to see a sidewalk there” and then asked “isn’t that in the VCD?” (Village Commercial District) another member replied, “yes but residential is allowed.”

In closing Mr. Weeks briefly reviewed §245-30.1 Enlargement, Change, or Replacement of Nonconforming Buildings.

The meeting adjourned at 7:33 p.m.

Respectfully submitted,

Laura Norton  
Administrative Assistant

**Approved as written 4-8-2013**