

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

**Minutes of March 12, 2012**

**Members Present:** Chairman Leandra MacDonald, Rich Clark, Alan Zeller, Jerry Galus, Audrey Cass, Bill Groff, Tom Weeks, and Barbara Miller, *ex officio*.

**Also Present:** Laura Norton, OCD Administrative Assistant

Chair MacDonald called the meeting to order at 7:00 p.m. She introduced the members and staff.

**Application for Morris Street Subdivision**

Chair MacDonald noted the agenda and read the application. The purpose of this hearing was to review a request for a subdivision at 2 Morris Street in West Peterborough.

Earl Sandford introduced himself as a licensed land surveyor and representative for the applicant, Country Comfort Homes, LLC. Mr. Sandford distributed a graphic and briefly reviewed how the applicant had demolished the old house on the lot and built a new one in its place. He noted the applicant expressed a desire to subdivide the lot adding “the lot is in the West Peterborough District which is pretty flexible in what it allows.” He went on to point out a minor boundary issue where “the lot does not match up with the deed.” He pointed out the northeast corner of the parcel (shown in red) and said “by the fence there is an iron pin that does not fit the description for this parcel. It is a matter of ten or so feet with all other dimensions in accordance with the deed.” He added “I think it is a mistake made while determining the property line sometime in the past.”

Mr. Sandford also noted the issues with the high water table and drainage issues with the lot. He noted “the house will be raised 3-4 feet due to the dynamic water table” adding “we will be sensitive to the neighborhood in the engineering and design.” Mr. Sandford noted the lot would be serviced by town utilities and complied with all district setbacks adding “it is really pretty simple.”

Mr. Groff asked about the homeowner on the other side of the boundary line discrepancy (to the north). Mr. Sandford replied “it is owned by the bank. The house is vacant and I am not sure if it is fit for occupancy.” Mr. Sandford added “and they have their deeded frontage.” Mr. Galus asked about side setback with Mr. Sandford replying “they meet it, not by much but they meet it.”

When Mr. Weeks asked Mr. Sandford about his take on why the pin was located where it was Mr. Sandford replied “there is no pin called out in the deed, I don’t have an answer for that.” He went on to add “the lady across the street told us that was not really the corner of the property and with all the other property lines being correct I think she was right.” He concluded by noting “either way and fortunately for my client any encroachment is on the other side of the road.”

Chair MacDonald asked how the new structure would fit in with the neighborhood. Mr. Sandford replied “for the most part they are the same size as the other homes in the neighborhood” adding “and the style will be more of a ranch due to the water table.” Mr. Zeller asked “will the house have a basement?” with Mr. Sandford replying “yes, almost on grade because of the high water table.” Ms. Miller asked about the front setback with Mr. Weeks interjecting “the setback is zero” adding “I am opposed to that.” Mr. Weeks then pointed out the numbering of the lot was not consistent with the town’s numbering system. A brief discussion followed with Mr. Sandford concluding “we can change the nomenclature.”

Raymond LeClair introduced himself as an abutter and described where his house was located in relationship to the lot. He noted “the house next door is up and I think it looks good” adding “I think it is an enhancement to the street, I really do. It is a little closer than I thought it would be so we have closer neighbors now that is all.” Mrs. LeClair was also in the audience and noted “it is a nice looking house.”

Chair MacDonald noted “it is nice to see improvement on the housing stock.” She then appointed Alternates Cass, Zeller and Clark to sit for the vote.

A motion was made/seconded (Miller/Weeks) to accept the application as complete with all in favor.

There were no other questions or comments and the public hearing closed at 7:20 p.m.

**Minutes:**

Mr. Galus asked for clarification on a statement by Mr. Crocker (page 3 of 7) in the Minutes of February 27, 2012 so they were tabled until the April meeting.

A motion was made/seconded (Miller/Weeks) to approve the Minutes of February 13, 2012 as written with all in favor.

***Deliberation***

A brief discussion of the scale and character of the new buildings and how they should meet the character of the surrounding neighborhood followed. Mr. Zeller noted “I walked up there and it looks like it fits right in.” Chair MacDonald added “there is a lot of variation up there.” In regards to the location on the lot where the house would be built Chair MacDonald noted “we cannot prescribe where they would put the house but I am sure they will build it where it is marketable.” Mr. weeks interjected “it would be to their advantage to put it towards the rear of the lot” adding “in case that one property line was disputed in the future. But this is entirely up to them.”

Mr. Galus noted the previous (demolished) house and its location on the lot “was it any closer or further from the street?” he asked. A representative for the builder replied “just a bit further from the street” with Mr. Sandford adding “I never saw the old house.”

Chair MacDonald noted “I will entertain a motion for approval of this application.” Mr. Galus interjected “subject to the parcel numbering so that it is in sync with the town number system.”

A motion was made/seconded (Weeks/Clark) to approve the subdivision at 2 Morris Street with all in favor.

Chair MacDonald briefly reviewed what Planning Board seats were available for election and turning to the alternates at the table noted “I hope you will consider running.” Ms. Miller added “I would like to encourage you to run.” Mr. Groff reiterated that he would not continue as a full sitting member but would like to continue as an alternate. Ms. Cass noted for the record “not this year, I like being an alternate.”

Chair MacDonald closed the meeting with a short statement “I would like to take a moment of personal privilege and thank the town staff for all they do. Carol and Laura as well as the staff that preceded them, we have been very lucky.” She added “I have been on the Board for 19 years and effective tomorrow I am resigning. I would like to thank you all for stepping up.” She noted that over the years “the Board has taken on its own dynamics” adding “but we represent the people who come to us maybe once in a lifetime. We honor them in an unfamiliar environment and assist them, that is our job.”

Mr. Monahan thanked Chair MacDonald for her dutiful years of service. Mr. Zeller asked if (Vice Chairman) Monahan would assume the role of Chairman. Chair McDonald replied “that is up to you” adding “you will have to select a Chairman for the interim and vote in a new one in May.”

The meeting adjourned at 7:25 p.m.

Respectfully submitted,

Laura Norton  
Administrative Assistant

**Approved April 9, 2012**