

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

Minutes of June 19, 2015

Members Present: Ivy Vann, Rich Clark, Tom Weeks, Ed Jeungst, Joe Hanlon and Barbara Miller

Staff Present: Peter Throop, Director, and Laura Norton, Administrative Assistant, Office of Community Development

Chair Vann called the meeting to order at 1:06 p.m. “This is a special session to consider land acquisitions.”

RSA 41:14-a Review and Recommendation to Select Board

The first consideration regards the acceptance of a donation of land from Carol Dell. The Parcel No. is U020-002-100, it is on Jaffrey Road and is 2.63 acres.

Mr. Throop projected a graphic of the parcel and pointed out “85% of this lot is wet or forested wetland” adding “there is some upland along the northern edge of the parcel that wraps to the east side.”

The members reviewed the estimated value of the land (\$22,200.00) and the tax revenue (\$670.00) of the donated parcel. Mr. Throop noted both the Director of Public Works and the Conservation Commission had reviewed the parcel as well “and have stated there is some advantage to accepting it.” He pointed out a culvert under Route 202 that connects this wetland with wetland on the other side of the road and ultimately the Contoocook River. At some point the culvert will need to be replaced and owning this parcel makes this a little easier.

The land is also within the 100 year flood plain and the culvert has been a point of flooding across 202 in the past. There might be some way to mitigate flooding in the future by increasing flood storage within the wetland he said.

A motion was made/seconded (Weeks/Hanlon) to recommend the town accept the donation. During discussion of the motion it was noted the Board of Selectmen would have two public hearings after receiving the recommendation and then make a decision. Chair Vann noted “right now the assessors have it listed as undevelopable but there may be accessory uses.”

The motion was amended/seconded (Vann/Weeks) to accept the land and consider the possibility of offering to sell the lot to the abutter at U020-003-000 with all in favor.

Request for Recommendation

This is a request by the Board of Selectmen to recommend the best use of land that was accepted by taxed deed on January 6, 2015. The Parcel No. is U018-059-000, it is on the west side of Granite Street and is .85 acre.

The members reviewed the estimated value of the land (\$19,700.00) and the tax revenue (\$619.00) as well as the steep slopes and other constraints (floodplain and setbacks) that would make putting a driveway in almost impossible.

Mr. Weeks gave a brief history of the lot from the early 1970s and failing retaining wall located on the Granite Street lot. "The Town filled that in, that accounts for the steep slope" he said. The members discussed increased density opportunities to the north and south of the lot. Mr. Weeks noted three additional dwelling were possible. He also noted the Traditional Neighborhood Infill ordinance as a way to increase density. "Parking would be difficult though" he said.

Chair Vann agreed noting "it makes sense to add density but I am not sure of the best way." A member asked if there was any information *on* or interest *from* the abutters on either side of the lot.

Mr. Throop indicated that he did not know and suggested the town see if either or both of the abutters were interested in a boundary line adjustment to increase the size of their lot(s). Mr. Throop asked if the Board thought the land "would it make a good parking area to access the river?" "No" replied the members. "Can it be sold as a building lot?" "No" replied the members.

Chair Vann suggested giving it away or selling it a nominal cost plus the cost of the boundary line adjustment. "We could split it in two and give half to each neighbor" she said.

Mr. Clark interjected "why don't we see if anyone wants to buy it?" Chair Vann replied "I really do not think it is developable." Mr. Throop noted "it is an existing lot of record." With regards to making the lot developable Mr. Weeks noted "it can be done but you would have to have a highly engineered foundation and probably some relief from the Zoning Board of Adjustment." He went on to say "but from a practical point of view it makes sense to offer it to the neighbor."

A motion was mad/seconded (Zeller/Weeks) to recommend the Board of Selectmen make the lot available to sell at fair market value as well as approach the abutters of the lot to see if either is interested in purchasing a portion of or the entire lot with all in favor.

The meeting adjourned at 1:30 p.m.

Respectfully submitted,

Laura Norton
Administrative Assistant