

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

Workshop Minutes of September 19, 2011

Members Present: Chairman Leandra MacDonald, Bill Groff, Tom Weeks, Rick Monahon, and Ivy Vann.

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

The Peterborough Planning Board held a Workshop on September 19, 2011 in the Selectmen's Meeting Room of the Town House. The Workshop was called to order at 5:25 p.m. by Chair MacDonald.

Monadnock Community Healthcare District:

The discussion began with a brief review of the Monadnock Community Healthcare District. Ms. Ogilvie pointed out several parcels recently purchased in the area (three by MCH and two by a local businessman). She reviewed the dilemma of an entity such as the Monadnock Community Healthcare District (MCHD) buying property with a different underlying zoning district. She noted that in this case the purchased properties were in the General Residence District and must go to Town Meeting (either by Ballot or Petition) to have the zoning changed. She reiterated that properties in the MCHD do *not* have to be hospital related, just healthcare related."

The members reviewed the graphic of the properties on Old Street Road. The purchased properties were pointed out several times. Ms. Ogilvie reviewed the former Amy Miller property that was sold to Monadnock Community Hospital after she had changed its zoning by Petition in 2006 and that Hospital would *not* have to take that property to Town Meeting. The members briefly discussed the size of the purchased lots and the residential requirements of four units per acre for homes, 100 beds per acre for nursing homes and 8 beds per acre for continuing care facilities. The members also discussed the 75 foot buffer enacted or the protection of the neighborhood houses and hospital. A brief discussion about light trespass followed with Mr. Weeks noting "many an applicant has been sent to the ZBA because of light trespass." Ms. Vann noted she did not think two properties in same district would have to be buffered from one another but advocated having a neighborhood meeting first. "I think I would like to talk to those people on the east side of the road" she said.

The members then had a brief discussion about the traffic and alternative routes to the intersection of Routes 202 and 136. Chair MacDonald interjected "I agree" adding "we need to get some neighborhood input." Ms. Vann replied "so let's pick a date and invite them." Mr. Weeks noted his concern about the availability of town sewer by noting "there is no sewer up there." It was noted that the Hospital was on town sewer, and the connection had been extended up the hill (Old Street Road) in the late 1960s. Mr. Weeks noted "they did that just to get it out of the intersection but I don't think any one besides the hospital is connected." When asked, Mr. Weeks noted he thought the line was "most likely an 8-inch line."

Mr. Monahon noted "allowing the Hospital District to expand and keep the acquired parcels on septic systems is not a good idea" adding "actually it is not acceptable." Ms. Vann interjected "I

don't think we should do anything until we talk to the neighbors." Chair MacDonald asked "so is it considered unfriendly if we said any expansion in the Hospital Zone has to have town sewer?" Ms. Vann replied "I think we would have to do it." She noted several reasons including "the fact that we want more sewer users." Chair MacDonald remarked "I am not anxious to fit these people in (to the Hospital District) but I am also not anxious to have them not want to put in the sewer."

Ms. Vann asked about disruption to the infrastructure of the hospital campus to connect the sewer lines with the consensus being it would be minimal as the connection would most likely come right up the street. One member noted "the Family District has to have (town) water but the General Residence District has to have both (sewer and water).

Chair MacDonald asked out loud "so do you think it is a good idea to make them have sewer? Require it?" "Absolutely" replied Ms. Vann with Mr. Monahan adding "it would be an upgrade to the zone to allow more density." Chair MacDonald once again asked about a neighborhood meeting. Ms. Vann noted it should be clear that they are not allowed to be a part of the District if they do not connect to town sewer. Another member agreed noting "everything in the Hospital Zone must have water and sewer."

The discussion that followed involved whether or not the Planning Board would consider adding interested parties (lots) via warrant item or have them file via petition. Chair MacDonald warned "what ever we do we should do for both property owners."

Mr. Weeks remarked "I like living in a hospital town, I have no problem with them expanding." Further discussion about the properties purchased and the natural expansion of the zone followed. Ms. Vann agreed by noting "I am not opposed to expanding the Hospital zone."

Chair MacDonald suggested a neighborhood meeting that included posting notice and sending letters to the residents of Old Street Road. Ms. Vann agreed and noted "let them discuss it and if they support it, we can decide to take it on as an official Planning Board proposal or it if could come in on its own by Petition."

The members briefly discussed the street and the access to the land behind the hospital with Ms. Vann noting "it is *very* steep" adding "perhaps if could be used for density for another parcel." The members briefly talked about the southern neighbors with Ms. Vann noting "it is not our business; I understand that" adding "I am just curious."

Chair MacDonald suggested the members move on and suggested Hospital representatives and Mr. Finley attend the October Workshop "perhaps with a presentation." She added "we could convey our interest in the sewer connections." Both Mr. Weeks and Ms. Vann agreed "it would be nice to hear what the neighbors think initially."

Open Space Residential Development:

Ms. Ogilvie noted the first thing she would like to discuss "is the clarity of the ordinance." She went on to note "specifically what kind of housing is allowed." The members briefly discussed single and two-family houses in open space as well as the underlying zoning district determinant.

The members spent some time reviewing the OSRD ordinance and density bonus issues. “25% is still not worth it” interjected Ms. Vann. Ms. Vann also asked about “ideas to sweeten the pot and make people want to do this.” The members discussed the 75 foot buffer incorporated into the ordinance. It was noted the buffer could be waived “but not to less than the underlying setback of the zone” noted Mr. Monahon. It was also noted that setbacks are adequate for OSRD except for the Rural District. In reference to the 75 foot buffer Mr. Weeks interjected “I think 75 feet is excessive” with Mr. Monahon replying “I agree.”

The members briefly discussed Robbe Farm Road as an example. One member noted “it has a 75 foot buffer” with another noting “at least” followed by Ms. Vann adding “but it only abuts itself.” Chair MacDonald noted “you complain but the people who live there *love* it.” The members also briefly discussed landscape buffers when one district abuts a commercial or industrial district. The members then discussed the bonus items listed in the ordinance. Ms. Ogilvie noted green development, pervious surfaces, use of solar energy and the way houses are sighted as other examples. Mr. Weeks mentioned incentive zoning “give the town something” he said adding “get a density bonus for extending the sewer to a development project.” Ms. Vann agreed noting “we should encourage the denser projects to get on town sewer and water” but acknowledged “it is expensive though, bloody expensive – up to \$500.00 a foot.” Ms. Vann went on to reiterate “we will have to sweeten the deal and one house is not going to do it.” Chair MacDonald suggested adding the building of sidewalks and “things like that.” Ms. Vann noted low impact development, stating “that should be in there. They ought to get points for things like the use of rainwater to water their lawns.”

Cultural Resources Chapter of the Master Plan:

Ms. Ogilvie noted the plan was to schedule the chapter for public hearing the night of the regularly scheduled Planning Board meeting in October. Chair MacDonald interjected “so our homework is to read it.” Chair MacDonald also brought up the subject of having Catherine Owen come and speak to the group. Ms. Vann asked “what is the goal here?” Chair MacDonald replied “the Con Com wants us to do it.” Ms. Vann noted “I think she is preaching to the choir, I don’t think we need to give her a venue.” Mr. Monahon noted “I remember her from before, we were a small group.” Ms. Ogilvie interjected “how to get more people is the problem, we (publically) notice and notice.” Mr. Monahon noted “I do not see an enormous value to us at this time.” Chair MacDonald replied “I will call Francie” adding “she can schedule it and we will try to attend.” Mr. Monahon interjected “the EDA should try to attend.”

In closing Mr. Monahon noted he had spoken with Matt Waitkins about being a potential new member of the Board. He reported Mr. Waitkins was interested in getting more information. The members unanimously agreed Mr. Waitkins would make a good addition to the Board. Ms. Ogilvie reported she would put an advertisement in the paper to try to interest other recruits.

The Workshop concluded at 7:10 p.m.

Respectfully submitted,

Laura Norton,
Administrative Assistant