

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

**Workshop Minutes of October 17, 2011**

**Members Present:** Chairman Leandra MacDonald, Bill Groff, Tom Weeks, 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 October 17, 2011 in the Selectmen's Meeting Room of the Town House. The Workshop was called to order at 5:15 p.m. by Chair MacDonald.

Chair MacDonald noted "this is a workshop but we have a continuation of a Public Hearing of October 10, 2011. She noted "we have a quorum so let's begin." She noted that several requested items had come in including the re-draw of the plat to include the swimming pool and pool house. It was noted the driveway name was being reviewed by the Fire Department.

Len Pagano noted he had just spoken with Robert Todd (case presenter) and was mistaken about the time. He noted Mr. Todd was on his way from New Poston and apologized to the Board for the miscommunication.

**Neighborhood Meeting:**

Chair MacDonald suggested they go ahead with the Monadnock Healthcare TIF District neighborhood meeting. She began with "this is just a discussion to see if people are interested in the expansion of the District and to get information from those folks about their questions and concerns." She concluded by noting "this is not a formal hearing, it is a discussion based on several requests."

Ms. Ogilvie briefly reviewed the current boundaries of the district as well as parcels of land bought by the hospital and another private party. She pointed out the parcel of land that was incorporated into the district by petition several years ago. Chair MacDonald noted the current provision of a minimum lot size of 25 acres for the district. She also pointed out that the parcels purchased by the Hospital and a private party "are owned by each of them but are not in the TIF District."

Chair MacDonald noted "the question is should the district be expanded" adding "and how, by petition or by recommendation of the Planning Board. We are here to weigh the pros and cons of it." She asked MCH CEO Peter Gosline if he would like to speak about it. Mr. Gosline replied "I would be happy to when you think it is appropriate." Chair MacDonald asked "what is the current size of the new lots and how much is usable?" Mr. Gosline briefly reviewed a graphic pointing out steep slope to the east and south. Chair MacDonald asked "but is it fair to say you are at a maximum expansion on the current lot?"

Mr. Gosline noted he did have a "mini-presentation" for the members and the audience. He introduced Facility Director Tom Humphrey, VP of Philanthropy and Community Relations Laura Gingras and two MCH Board members. Mr. Gosline went on to give a brief history of the

recent construction/renovation at the hospital campus. "First was the Wellness Center" he said noting a number of public meetings about the concepts of wellness and a fitness facility. He added "each and every time we grew we made an all-out attempt to meet with the neighbors." He noted concerns such as traffic with the hospital's transformation and noted "bottom line this (most recent construction) was something we could not do without addressing traffic." He reviewed working with the town and the construction of the connector road, Parmelee Drive.

Mr. Gosline went on to note the creation of the Monadnock Community Hospital TIF District, and the purchase of four parcels of land to add to their campus. He reviewed the parcels on the graphic projected on the screen. He also recounted how Amy Miller's property became a part of the District. He pointed out the two lots to the north noting "together they're about 13 acres, not wet, very private with excellent views."

Mr. Gosline pointed out the perimeter road designed for direct access to the new lots "without having to back on to Old Street Road" thus minimizing the impact on traffic. Mr. Gosline concluded by noting "knowing what the community feels is important to us." He spoke briefly about future growth and expansion that "would be consistent with what is described in the Healthcare District. It is tantamount to have the ability to expand and meet the needs of the community" adding "and the revenue we generate allows us to continue to provide excellent service to the community." With regards to the purchased properties Mr. Gosline noted "they are consistent with the rest of the property to have them all a part of the Healthcare District and we have requested that."

Jamie Pennington introduced himself and said "we are the second requester." He noted two other parcels on Old Street Road; one had been purchased by the R. J. Finley Company, and the other was under agreement. He pointed the parcels out to the members and audience. He reiterated that they would also like to be in the Healthcare District. He noted there were no formal plans as of yet "but we are looking at senior housing" adding "it has continual demand and we have provided it at various scales successfully." He briefly described a 26-unit facility in Goffstown and a 102-unit facility in Manchester. He concluded by addressing the Board. He noted such a facility "seems like it would be inevitable in the expansion of the District and I would like the Board to consider our two parcels be included in the Healthcare District as well."

Chair MacDonald noted "I have a major concern." She went on to note the minimum 25 acre requirement to be in the District and asked "are you going to request a lot size reduction from the Board?" Mr. Pennington immediately replied "yes, and thank you for reminding me about that." He went on to note "the benefit to having some diversity for smaller uses may or may not be part of the MCH Business Plan "but we are primarily focused on senior housing." A brief discussion about reduction of the size of the minimum lot size, density, setbacks and permitted uses followed.

The members then briefly discussed the investments in the single family homes on the street and in the area. Chair MacDonald mentioned the receipt of one letter from a resident on Old Street Road. Ms. Ogilvie interjected "that was the only thing we received" with Ms. Vann pointed out the parcel's odd shape and steep slope to the west and noted "by looking at the graphic it is pretty clear the people on Sand Hill are unlikely to be affected."

Chair MacDonald asked if anyone else had any questions and noted “we need to go over the regulations and do some thinking. This will not be the last meeting on this but I think we know where we are, where we want to go and how we are going to get there.” She thanked the audience for coming in and in addressing Mr. Gosline and Mr. Pennington noted “and as we go forward we can either recommend the expansion and inclusion or you can come in via petition but we will let you know in plenty of time.”

**Continuation of Public Hearing from October 10, 2011:**

This continuation involves a request for an Open Space Residential Development at 40 Powersbridge Road. Robert Todd introduced himself noting “I am sorry I am late.” Chair MacDonald noted the members had briefly reviewed material that had come in adding “this is moving right along.” She then asked Ms. Ogilvie about the town council review of the Homeowner’s Documents. Ms. Ogilvie reported no issues with them were noted. Chair MacDonald noted the 75 foot buffer waiver and asked what the subdivision application at the state level meant. Ms. Ogilvie replied “it is very confusing” but explained that the subdivision request “is really the state septic approval.”

Chair MacDonald then began the discussion about the travel way. The plan notes the driveway width of 11.3 to 12.0 feet. After a brief discussion Mr. Weeks noted “it does not meet the driveway standards.” Ms. Ogilvie reported she believed the Fire Department had signed off on the width of the drive. Mr. Week noted he had a problem “with the private road being narrower than the driveway” adding “I am just throwing that out.” A brief discussion followed. Chair MacDonald also noted she was concerned with the application. “It troubles me” she said adding “normally open space residential development has a public benefit while maintaining a rural look. I feel we are making a concession to maintain that because the conservation land already exists.” Mr. Todd replied “there is not a public benefit because it has already happened” and asked “don’t you think we should get credit for that?” The discussion that followed included the fact that the public benefit had already been generated and the approval would not result in any public loss. Mr. Todd noted an increase in the assessed value of the parcel with Chair MacDonald interjecting “it is really not about the money” adding “I think the benefit is in the fact that the three acre lot was created through an open space residential development without a wetland or brook crossing, *that* is the public benefit,”

Mr. Todd noted the owners have decided on “Allegra Lane” for the name of the private road and that it was subject to Fire Department approval. Chair MacDonald suggested an alternative of Wallace Brook Road should the Fire Department turn down the first choice. The members also noted the owners must install and maintain a sign at their own expense. Mr. Weeks interjected “and it should be consistent with the current town signs (dimensions, size etc.)”

In reviewing the application Chair MacDonald summed up the parking, buffer and road and driveway width issues. Mr. Weeks noted “I am still not comfortable with that, the width is 10.6 feet in some spots.” Mr. Todd replied the drive had been measured every 50 feet “and it was found to be 11.3 to 12 feet wide.”

Chair MacDonald noted she would entertain a motion to approve the application. A motion was made by Ms. Vann with no second. Chair MacDonald asked the members “what improvements does this application need to pass?” Mr. Weeks replied “I would like to hear from Fire” adding “my concern is the private road being narrower than the driveway.” The following discussion

included possibilities of how to widen the road with gravel shoulders, snow plowing/removal issues and the constraints of the hedge line up the road. Chair MacDonald interjected “perhaps we should table this for more information.” Ms. Vann asked about the time frame with Chair MacDonald replying “the 60-day clock started last week.”

Mr. Weeks reiterated “it is odd to have the private road access be narrower than the driveway.” Ms. Vann replied “I understand but if Fire Department is willing to live with it I am totally on board with it.”

Ms. Ogilvie contacted the Fire Chief via telephone and after a brief discussion confirmed the Fire Department’s approval of a 12-foot width.

The members discussed the approval of the application on the condition of a minimum travel width of 12 feet for the private road. Chair MacDonald asked “do we have a new motion?”

A motion was made seconded (Vann/Weeks) to approve the application request with the condition that the private road be a minimum of 12 feet wide with all in favor.

**Potential Planning Board Members:**

Three gentlemen were present, all of whom had responded to the advertisement for Planning Board membership. Chair MacDonald briefly reviewed the seats available (two permanent and four alternate positions). She reviewed the responsibilities of both a permanent and the alternate positions, the meeting schedule “as well as the occasional site visit” and the fact that Planning Board members sit on several other Boards and Committees.

Each of the gentlemen introduced themselves and gave the Board a brief biography. They were Alan Zeller, Jerry Galus and Richard Clarke (who had been in attendance on October 10<sup>th</sup> as well). Ms. Ogilvie also noted interest from Joel Harrington who was unable to make the meeting.

Ms. Vann suggested the members appoint the three gentlemen as well as Mr. Harrington as alternates to start out. A formal motion was made/seconded (Vann/Weeks) with all in favor. Ms. Ogilvie noted she would be arranging in-house training shortly.

**RiverMead Update:**

The members reviewed slight changes in the plan. Mr. Weeks pointed out geothermal wells and added generators noting “this doesn’t really affect anything.” He also noted the addition of basements to the cottages and some lighting changes.

A motion was made/seconded (Vann/Weeks) to approve the changes noted on a letter for Project Manager Jeff Kevan (dated October 13, 2011) with all in favor.

The Workshop concluded at 7:10 p.m.

Respectfully submitted,  
Laura Norton,  
Administrative Assistant