

MASTER PLAN STEERING COMMITTEE
TOWN OF PETERBOROUGH, New Hampshire

Minutes of January 6, 2016

Members Present: Alan Zeller, Ivy Vann, Teresa Cadorette, Beth Alpaugh-Cote, and Sue Chollet

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

Master Plan Steering Committee Co-Chair Alpaugh-Cote (Ms. Alpaugh-Cote) called the meeting to order at 5:45 p.m.

Minutes:

A motion was made/seconded (Zeller/Alpaugh-Cote) to approve the Minutes of December 2, 2015 as written with all in favor with the exception of Ms. Chollet who abstained.

Review of Finalized Draft of Vision Chapter:

Mr. Throop distributed copies of the Vision Chapter noting “I formatted it so it looks like the other Chapters.” He reiterated that the data was collected at the Vision Forum and from the follow-up survey “and reflects the public input and your analysis of all the data collected.” He went on to point out the priorities on page 2.4 and told the members that some of the development of strategies and identification of barriers have been percolating in other committee discussions.

Mr. Throop then distributed a copy of the Economic Vitality Chapter and spoke briefly about its Table of Contents. He called out II. *Components Needed for Business Vitality* and said “this is emerging from the EDA.” He went on to mention the labor force, affordable housing, communication, infrastructure, and outreach. Ms. Alpaugh-Cote interjected “child care” with Mr. Throop agreeing and adding “these are all still priorities.” He then distributed the EDA Strategic Plan for review. Ms. Chollet noted it was her understanding that previous attempts at outreach had not been terribly successful. The members briefly reviewed prior efforts by PDIC and Jack Dugan. Ms. Chollet suggested that it may be more strategic to “do the honey bee thing and promote this town as an incredible place to live while we address the zoning and other things we need to address to attract business to settle here.” The members unanimously agreed they had to be realistic in acknowledging that it would be sole proprietors and CEO types that would be

interested in relocating to Peterborough. “It is my sense that yeah, we make the place attractive rather than trying to pull in big business” noted Ms. Vann.

Mr. Throop told the members about a gentleman named Joe Ierna who recently relocated to town. “He has offered his experience and expertise on economic development and outreach in a voluntary capacity” he said. He also noted some recruiting elements that may be done in a different way, one being relationship to relationship. He told the members about Vose Farm Business Park’s Chubb Whitten (“he is a go-getter” he said) and his efforts to attract businesses to town using his person to person relationships and the quality of life in this town as the number one hook.

The members briefly reviewed the barriers the town faced and a brief discussion on the broadband issue (EDS’s progress, hiring a consultant), affordable housing (attractive density, rental units, dignified 12-plexes, code issues for rehabilitation of existing buildings, zoning for boarding houses, new village nodes and expecting *regional* perspectives be a reasonable part of the equation) and an appropriately educated workforce followed. “Removing these barriers keeps us in the game” said Mr. Throop.

Concerned the group was getting off track Ms. Chollet cautioned about getting too deep into the chapters. “Our goal is to identify what our priorities are” she said. Mr. Throop agreed but added “you have to dive in and get your feet wet so you can find the balance point.”

The members discussed engaging representatives for the community, Southwest Community Services, Contoocook Valley Housing Trust and other housing groups in the area for input. “We need to get these folks on our planning committee. That would be very helpful” said Mr. Throop. Dr. Cadorette suggested interaction with High School Seniors to get input on their plans for the future. Ms. Chollet reiterated “our goal tonight is not to solve problems, it is how to structure this” and asked “should we use sub-committees? That has worked well in the past.” Ms. Vann suggested they review the chapters “and note our questions as we read them.”

Mr. Throop noted the Municipal Facilities Chapter (updated in 2013) “provides a challenge as nothing in it is in the CIP at the moment.” He went on to say that some goals had been accomplished (police storage as an example) and that some problems at the Fire Station were being addressed “but none of the Town House stuff is in there yet.” It was noted the last renovation of the Town House was 25 years ago and the building was not ADA compliant. Mr. Throop noted the Land and Community Heritage Investment Program (LCHIP) which provides matching grants to towns to protect their natural and cultural resources. Ms. Chollet asked

“whose responsibility is it to prioritize the need?” Dr. Cadorette replied “I would think the Board of Selectmen with recommendations from us.”

Mr. Throop mentioned the CIP being extended out 25 to 30 years in an effort to manage long term strategies on how to manage all the town’s assets. Ms. Vann interjected “this goes back to economic development and how we manage those assets” adding “how the roads look makes a big difference in the decision on whether or not to move here. “Curb appeal” said Ms. Alpaugh-Cote. Ms. Vann noted Route 101. “There is not a change in character in that road from Temple until you get to Dublin. No change at all, this is an economic development issue” she said. Mr. Throop added “*and* the projection is that the 101/202 intersection will be in failure in ten years.” Ms. Chollet once again cautioned about “getting to deep into the weeds.” Mr. Throop again agreed noting “these issues are all interrelated and somewhat time sensitive.”

He once again noted the different entities involved and suggested they perhaps “let the EDA go forward (on the Broadband issue) and focus elsewhere.” Dr. Cadorette suggested identifying the *technical* versus the *tactical* aspects of the chapters and then prioritize them. Mr. Zeller suggested they digest the strategic plans before they investigate ideas for the Economic Vitality Chapter. Ms. Vann summarized by noting the identification of goals for 2016, assessing data to guide the members in identifying the chapters of the Master Plan that need to be addressed and determining what sort of public engagement is necessary. “We need to identify what our barriers are” said Ms. Vann adding “we need to decide what we want and what the barriers are.”

Assigning Chapters:

After a brief discussion the members decided on what chapters they would like to review. Mr. Throop confirmed the following:

Economic Vitality – Mr. Kelly and Mr. Zeller

Housing – Ms. Vann and Ms. Alpaugh-Cote

Regional Concerns – Ms. Chollet and Dr. Cadorette

Dr. Cadorette noted that regardless of whatever chapter a member may have to review, “remember to compare it to the current Vision Chapter” she said. Mr. Throop noted the Municipal Facilities Chapter was largely driven a lot by staff or ideas from other chapters and that the Broadband subcommittee of the EDA was making progress. Ms. Chollet asked why Broadband was nestled into Municipal Facilities rather than Economic Vitality with Mr. Throop noting “it depends on

how it develops, anytime you use public funds to do something it becomes a municipal effort” adding “the sub-committee is talking about bringing in a consultant to assist with the enhanced broadband analysis and developing a strategy to move forward.”

Mr. Throop went on to note a grant opportunity the town would be applying for. “It is due in April and it would give us the opportunity to look at housing.” Ms. Vann interjected “it would allow us to find solutions on how to manage development in the rural areas. The Planning Board has been talking about this for a while.” She also noted the push for small homes closer to town and the creation of village style housing (village nodes) in other parts of town. Mr. Throop also briefly discussed the use of transfer and development rights as a possibility.

Dr. Cadorette noted she researched small Master Plan communities when she relocated to Peterborough. “I looked for a place where there was a sense of togetherness, a downtown with walkability and interaction, it was very intentional” she said.

Ms. Vann concluded by reading a portion of SB 146 to the members. She looked up and said “new urbanists are trying to create what we have and we are trying to hang on to what we have and enhance it.”

Next meeting:

January 27, 2016 at 5:45 p.m.

The meeting adjourned at 6:50 p.m.

Respectfully submitted,

Laura Norton

Administrative Assistant