

**JOINT MEETING
MASTER PLAB STEERING COMMITTEE &
PLANNING BOARD
TOWN OF PETERBOROUGH, New Hampshire**

Minutes of February 11, 2015

Members Present: Ivy Vann, Alan Zeller, Tom Weeks, Joe Hanlon, Audrey Cass, Jerry Galus and Matt Waitkins

MPSC Present: Sue Chollet, Mose Olenik, Teresa Cardorette, Beth Alpaugh-Cote, and James Kelly

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

Master Plan Steering Committee Co-Chair Chollet (Ms. Chollet) called the meeting to order at 6:30 p.m. noting “the purpose of this is to have the Master Plan Steering Committee look at the proposed Land Use Plan Addendum for the Agricultural Business Enterprise Uses for the Master Plan, consider comments and concerns and decide if the addendum is ready to be presented to the Planning Board which is also in attendance.”

Ms. Chollet asked the Committee if they had all had a chance to read the addendum with the members replying they had. She noted Mr. Throop was ready to entertain addendum content and form recommendations as well as any suggestions for modifications or deletions. She asked the members “so what do you think? Is this in the spirit of the Master Plan? Do you like what you see? Is it too long? Not long enough? Is there anything missing?”

Ms. Olenik replied “it could be shortened but basically I am very happy to have the Planning Board look at it at this point.” Ms. Cadorette noted that while the word *Agritourism* was not mentioned in the ordinance amendment “it is mentioned in the addendum.” Mr. Throop explained “we purposely kept it out of the amendment but *it is* in the statute and we wanted people to be aware of what the statute says.” He cited RSA 21:34-a *Farm, Agriculture, Farming* as including definitions for farm, agriculture and farming, farm stands, farmers markets and Agritourism (the latter broadly including many of the uses cited in the Agricultural Business Enterprise petition ordinance passed last May). He went on to note “unfortunately when referring to the entire section many believe the definition of agriculture includes

Agritourism. One concern with the definition is that it is so general that it can be broadly interpreted to include just about anything.”

Mr. Throop told the members “this amendment takes the adopted ordinance and does the things necessary to correct the inadequacies identified in the original language.” He went on to say RSA 674:21 *Innovative Land Use Controls* requires any use requiring a Conditional Use Permit be supported by the Master Plan. Looking to the members he said “yes, there is more detail than may be needed (it is just over six pages long) but it does not hurt to explain it in a way it is understandable” adding “with the guidance of the Master Plan Steering Committee we can certainly cut some stuff out.” Ms. Olenik asked about the timing of the adoption with Mr. Throop replying the process was not as elaborate as the zoning process. This requires a public hearing and a vote of the Master Plan Steering Committee, to move it to the Planning Board. If there are any significant changes by them a second public hearing would be scheduled. He gave a brief history of the Planning Board’s involvement over the past year including eight or more public hearings and workshops with significant public participation and input. Planning Board Chair Vann interjected “we have about six weeks to make a final move to adopt the addendum so we do have a little time.” Mr. Weeks asked for clarification on the process and the order of how things should be done. He asked “shouldn’t we move this forward before the amendment? We don’t want to put the cart before the horse.”

Chair Vann agreed noting “my sense is that we have to adopt Land Use Plan Addendum for the Master Plan before the town meeting and the vote on the Amendment.” Ms. Chollet agreed adding “any ordinance should reflect the wishes of the Master Plan so let’s get that done first.” Mr. Throop noted “you raise a good point and hence moving them forward concurrently.” Mr. Throop went on to say the Master Plan Steering Committee was not actually required to vote on the addendum “but that has been the Peterborough tradition and we will keep with that.” Ms. Chollet interjected “we actually used to have a Master Plan Steering Committee Public Hearing but we don’t do that anymore.” She then asked about the public hearing for the amendment. Mr. Throop replied “on the 18th we will be doing both.” Ms. Chollet noted “so the goal is to move it forward tonight.” Mr. Throop replied “that would be great but you do have time if you feel you are not at the place.”

Back to the content of the addendum Ms. Cadorette interjected “I move we eliminate the exhibits and just have references.” Mr. Hanlon replied “I don’t know I kind of enjoyed them, they kind of closed the door on any questions. I liked them.” Chair Vann agreed noting “I liked them too, I think they are helpful.” Ms. Cadorette made the point that statutes change “it is difficult because some of this is

not under our control and may change” she said. Mr. Throop agreed noting “as the statute changes, it may have an impact, but it is helpful to have the original language of the statute from the time the ordinance was revised.” Mr. Weeks commented on the length of the document but noted “I have been involved with code enforcement for many years and I have been put in the position of having to interpret language in the past. I have to say this is great. It is not open to interpretation and where some sections of the Master Plan are unclear, this is very clear.” He noted his only other concern was that the bulk of the document was written by the subcommittee created by the Planning Board. Mr. Throop noted many of the chapters of the Master Plan are written by different groups and agreed “the lions’ share of the work was done by the subcommittee and the Planning Board as a whole.” Mr. Weeks conclude by noting “with regards to the exhibits I just want to make sure we understand that is all they are. I don’t want to see an exhibit being cited as part of an actual chapter reference. I have seen people twist thing like that before.” Mr. Throop replied “we can change the word *exhibit* to *reference*.” Chair Van went back to Ms. Cadorette’s point about changing statutes with Mr. Throop suggesting “then how about we keep the word exhibits and date stamp the information effect as of such and such a date.” The members agreed that may be the best solution. Ms. Cholet asked “any other thoughts about the addendum as it stands?” Ms. Cadorette asked if the exhibits would be highlighted as they were in the draft with Mr. Throop replying “that is up to you.” Ms. Cadorette noted “I think they are distracting.” Mr. Throop suggested removing the highlighting and adding a cover page to clearly indicate what the exhibits are.

A motion was made/seconded (Kelly/Olenik) to refer the proposed Addendum to the Land Use Chapter of the Master Plan relating to Agricultural Business Enterprise Uses to the Planning Board with modifications as discussed, with all in favor.

The meeting adjourned at 7:10 p.m.

Respectfully submitted,

Laura Norton
Administrative Assistant