

MASTER PLAN STEERING COMMITTEE

TOWN OF PETERBOROUGH, New Hampshire

Minutes of September 28, 2016

Members Present: Sue Chollet, Beth Alpaugh-Cote, Ivy Vann, Tyler Ward, Theresa Cadorette, and James Kelly

Staff Present: 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. and welcomed the members.

Minutes:

Without a quorum Ms. Alpaugh-Cote went to the next agenda item:

Review the Schedule of Master Plan Chapter Updates:

The members briefly discussed the prioritization of Master Plan Chapter updates. Ms. Chollet interjected that she was under the notion that Town Administrator Rodney Bartlett wanted the Municipal Facilities Chapter done as soon as possible.

New Village Project:

Ms. Chollet gave a brief update of the subcommittee's accomplishments. She reminded the members of an all-town dinner and discussion of this new zoning project. "We need to get the public's input to help design the future of the town that we want" she said adding "we are hoping for 200 or more people." She reiterated the meeting was October 6th at 6:00 p.m. at ConVal. "Pizza and salad and a dessert will be provided" she said. Ms. Vann noted a banner for the event had been created for the front of the Town House. "It will go up tomorrow" she said,

Economic Vitality Update:

Mr. Kelly gave a brief review of this subcommittee's status. "We have a draft chapter" he said adding "and we are making a list of people (assigned to do interviews) and businesses (targets of outreach) for the interviews." He told the

members these interviews were to determine the current pluses and minuses of being in the community “and the longer term goals of what we need to do to engage all of the community.” He told the members they have met almost weekly and the group was an active and good one, made up of strong representatives from the community. “We will be doing outreach in the next couple of months” he said adding “we will not be drifting for much longer.”

Housing Chapter Update:

Committee formation: Ms. Vann began with noting “this chapter follows naturally with the New Village Project.” Ms. Chollet noted the first thing to do was to establish a Housing Committee. In addition to putting g an advertisement in the newspaper she asked members to think about recommendations for the subcommittee. “Like the Economic Vitality group, we need a strong committee” she said. Ms. Vann interjected “the only person I can think of is Bob Holt.” The member agreed but noted Mr. Holt is already very committed to other boards and committees. “It is worth asking him” said Ms. Vann adding “and the New Village Project subcommittee will be wrapping up relatively soon, we may be able to lure a few individuals from that.” Ms. Alpaugh-Cote asked “should be involve realtors?” Ms. Vann replied no, I would not do that.” Dr. Cadorette asked “why not? Ms. Vann noted their point of view is important “but I think it is too difficult for them to think about the long term big picture.” She went on to recall they have been involved Planning Board issues and planning committees and they have been helpful. “They are good at what is happening right now, in the minute but not long term” she said. Dr. Cadorette replied “wouldn’t they have a good take on why people are coming or *not* coming to town?” She went on to say “hearing from the buyer as to why they are buying or not buying is a good data source.” Ms. Chollet suggested involving all of the realtors in town with a survey so “that they are involved but not serving on the committee.”

Ms. Alpaugh-Cote mentioned the affordable housing need and noted that at one time on-site housing for larger employers (MCH, NHBB, Rivermead) was considered. “I don’t know what happened with that” she said. Ms. Chollet reiterated that noted that with the New Village Project winding down they may be able to recruit members from there. “We might have some hop over” she said. Ms. Vann agreed noting “yes as we wing down that would be my inclination.”

The members discussed other potential members for the subcommittee. When local business and developers were suggested Dr. Cadorette suggested *retired* builders.

“A builder would be important on this side of the project to relate to those on the other side” she said. It was inevitable that Peter LaRoche’s name came up.

Ms. Vann noted her contacts with the Incremental Development Alliance and a Facebook group. Ms. Alpaugh-Cote asked about the Applied Technology Center out of ConVal (students involved in the building trades and actually building houses in town) as well as the Rural Studio and their 20K housing. Ms. Vann interjected “there is as story to that, their number are not accurate but it *is* interesting work.” Ms. Alpaugh-Cote replied “even if were 50 or 60K it would make a difference.” Mr. Ward then suggested Steve Riggs from New Ipswich. Ms. Vann noted “he is worth getting touch with.” Dr. Cadorette asked about recruiting someone from the local banking industry. Ms. Vann noted that the bank in town were all branches of large banks. After a very brief discussion EDA member Adam Hamilton’s name was brought up and for a builder Ms. Vann suggested Mark Froling. “He owns Froling Energy (renewable biomass boilers and fuel) now but he was a builder for a long time” she said.

Draft Committee Charge: Ms. Chollet suggested they at least create some bullet points for the charge including:

*realtor information and data

*historical trends (what houses and housing types have sold their values and locations etc.)

Mr. Ward asked about the Nubanusit Neighborhood model and an individual from that community. Ms. Chollet noted she felt that neighborhood was more associated with the New Village Project. “I have thought about it” she said adding it is a good idea but I cannot think of anyone, no one comes to mind.”

Dr. Cadorette asked about involvement from the Southwest Planning Commission with Ms. Vann replying “we would have to pay them.” She went on to say “once the New Village Project is done it will be easier to see what the charge will be.”

Minutes:

A motion was made/seconded (Vann/Chollet) to approve the Minutes of August 31, 2016 as written with all in favor.

In closing Ms. Chollet reiterated the importance of attending the October 6th meeting and Mr. Ward suggested Steven Graves as another potential Committee member.

Next Meeting:

Wednesday, October 26, 2016 at 5:45 p.m.

The meeting adjourned at 6:10 p.m.

Respectfully submitted,

Laura Norton

Administrative Assistant