

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

Minutes of December 9, 2013

Members Present: Chair Ivy Vann, Tom Weeks, Jerry Galus, Barbara Miller, Rick Clark, and Audrey Cass (6:10 arrival).

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

Chair Vann called the meeting to order at 7:00 p.m. She noted the first item on the agenda was a preliminary design review with representatives of the Divine Mercy Parish proposing a new 312 seat church with a 152 function room hall and 125 space parking lot.

Jonathan Halle of Warren Street Architects, Inc. introduced himself as well as Project Engineer Chris Nadeau of Nobis Engineering and Father Jerry Belanger of Divine Mercy Parish. He noted this was the second appearance before the Board with their preliminary plan. He noted he would review the parish requirements driving the design effort as well as their response to the Planning Board's suggestions from the first presentation. He then asked Father Belanger to say a few words.

Father Belanger introduced himself as a resident and Pastor of Divine Mercy Parish. He gave the Board a brief review of the importance how the church is entered. He pointed out the front (central) doors of the church noting "if the Pope were to come to visit he would walk through the front doors" adding "but so do the poor." He noted the symbolism in the Catholic religion of Christ leading his flock through the single gate.

Mr. Halle gave a brief review on the arrival of a design for the new church. He noted the need for growth and functionality as well as accessibility and safety. He noted he had been hired as a consultant and kept on as the architect. He reviewed three options that had been developed including siting the *Church on the Entire Site* (Site Cost \$670,000.00, Property Cost \$600,000.00 for a total of \$1,270,000.00 with the church paying all costs for site improvement and septic system), siting the *Church in the Hollow* – west side of the lot (Site Cost \$600,000.00, Property Cost \$525,000.00 for a total of \$1,125,000.00 with Mr. Belletete paying all offsite cost for septic system, water and road access), and siting the *Church on the Hill* – east side of the lot (Site Cost \$425,000.00, Property Cost \$600,000.00 for a total of \$1,025,000.00 with Mr. Belletete paying all offsite cost for septic system, water and road access). He briefly reviewed the pros and cons of the naturally occurring division of the lot with an upper and lower plateau and told the Board that the Congregation ultimately chose the upper plateau that would look down on to the future housing below.

Mr. Halle reviewed the new parking scheme with handicapped parking in the front and the rest to the side. He noted the ease of pulling in and dropping off on the right-hand side of the road to enter the church through the front doors. In conclusion Mr. Halle noted "we hope this overview gives you some understanding of our journey and how we have arrived at our current design." Ms. Miller asked about the number of handicapped spaces with Mr. Nobis answering "8-12, more

than what is required.” When she asked how many spaces had been moved from the front Mr. Nadeau replied “80.” He also pointed out and spoke briefly about the parking islands and landscaping added to the plan. Chair Vann thanked them and asked if the Board had any questions for the applicant.

Mr. Weeks asked about the types of functions that would take place in the hall. Father Belanger replied “activities like blood drives and community suppers.” Mr. Halle added “it is not the intention of the Parish to rent out the hall for profit.” Mr. Weeks noted the church *use* adding “this is in a residential neighborhood, keep that in mind.” Mr. Weeks noted he believed the shoreline issues were resolved but asked if the church would need a Conditional Use Permit for the wetlands issue. He also asked about the status of the access road (public or private) with a brief discussion following. Jack Belletete introduced himself and gave an update of the plans securing an easement for connection for a pump station and connection to town sewer utilities.

With no other questions Mr. Halle very briefly reviewed the changes they had made to the plan at the suggestion of the Board and asked for a sense from the Board on their direction. Chair Vann replied “well, let me first thank you for listening to our suggestions.” She asked for a sense of the Board with all in agreement that Divine Mercy Parish was in fact on the right track and should proceed with confidence.

Minutes:

A motion was made/seconded (Cass/Clark) to approve the Minutes of November 18, 2013 as written with all in favor.

Outreach regarding proposed Amendments to the Zoning Ordinance:

Chair Vann reported she had written an “OP ED” (Opinion Editorial) for the local paper that would be published the following week. She noted the article was about the Innovative Subdivision Ordinance and how it could provide flexibility. She noted the piece was her submission, written and sent from her and was not to be intended as a statement from the Planning Board. A brief discussion with suggestions for potential edits to the piece followed with Chair Vann reluctant to make changes. “It is human nature to want to make changes to a finished piece, but it has my name on it” she said.

Planning Board Work Plan review:

Mr Throop reviewed an updated Work Plan. He indicated that Item 7 “Natural and limited expansion of Non-conforming Use” was a priority and that he felt that updates to the parking table were reasonable to tackle. He said he would also look at the various definitions listed and would work with the Code Officer to address as many as possible. Finally, he indicated that he wanted to review the Demolition Review question with the Heritage Commission and Code officer.

Regarding Item 10 Performance Guarantee, the Board discussed requiring a public hearing before releasing any performance guarantees back to an applicant and concluded that it might make sense for the release to be approved by the Office of Community Development rather than the Board. Mr. Throop indicated that he would have a conversation with Town Staff about the matter and bring a recommendation back to the Board. Mr. Throop agreed to bring draft ordinance language to the Board for a workshop on January 13, 2014.

Updates from Board Members serving on other Committees:

Mr. Throop gave a brief review of the Master Plan Steering Committee's decision to collaborate with the University of New Hampshire's Cooperative Extension and host a public forum (Friday evening and Saturday sessions, tentatively scheduled for April 11 and 12, 2014).

The meeting adjourned at 8:38 p.m.

Respectfully submitted,

Laura Norton
Administrative Assistant