

## PLANNING BOARD

### TOWN OF PETERBOROUGH, NH

Minutes of February 5, 2018

**Members Present:** Chair Ivy Vann, Alan Zeller, Bob Holt, Joe Hanlon, Ed Juengst, Jerry Galus and Andrea Cadwell

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

#### **Planning Board Workshop: Review and Proposed Modifications:**

Chair Vann called the meeting to order at 6:00 p.m. and appointed Ms. Cadwell to sit. She told the members after the meeting with the Conservation Commission she drove up to the Eneguess field off Route 101 (currently T4 Village) and noted the access was really from Old Dublin Road “so it really belongs in T4 Residential not T4 Village and we’d like to change the field and the parcels west of it back into T4 Residential.” She also noted a stretch of Union Street also being changed back to T4 Residential due to the Conservation Commission’s concerns of density vis-a-vis proximity to the river.” Chair Vann concluded with noting other changes from T2 Rural to T3 Village Edge on Union Street, Lobacki Drive and Sand Hill Road “to make them more conforming.”

A brief discussion about the allowed percentage of lot coverage and the Groundwater Protection Zone followed.

Mr. Throop projected a color coded zoning district map that showed the changes. He also added a definition for *clinic* so that it excludes outpatient substance abuse facilities which are only permitted in the Monadnock Health Care District. We are also adding Residential Treatment Facilities as a permitted use in T5 Town Center south of Route 101. He noted the only other district permitting a residential treatment facility was the Monadnock Community Health Care District. It was clarified that residential treatment facilities were secured facilities and clinics were facilities where an outpatient facility where they are treated and leave.

Mr. Throop also noted the defined area for a residential treatment facility in the T5 Town Center District was specifically “in and around the Peterborough Plaza.”

Chair Vann then reviewed small changes in the Building Types and Standards to include Inns, Mixed Use Buildings and Civic Buildings.

Mr. Throop briefly reviewed the draft ballot question for the 2018 amendment to the zoning ordinance. He pointed out the bulleted items *a* through *e* included the retainment of the existing uses and standards in the Rural District, consolidation and reduction of multiple commercial related districts, integration of uses and standards embodied in the recently adopted TNZO I and II and the existing residential, commercial and mixed use districts into simplified residential and mixed use districts, the addition of building types permitted in each new district (with the intent of replicating the look and feel of the existing development in Peterborough) and finally the revision of the official zoning district description and zoning maps to reflect the changes proposed.

Chair Vann noted the amendment also included the proposal to eliminate the requirement of owner occupancy for all properties seeking to add a new Accessory Dwelling Unit; to relocate the Parking Standards and Parking Design Requirements for the zoning ordinance the *Planning Board Site Plan Regulations* (Chapter 233); and to revise the minimum parking requirements as one space per dwelling in the new residential districts and no minimum parking requirements in the new mixed use districts.

A motion was made/seconded (Zeller/Cadwell) to accept the changes brought forward and move the amendment to a public hearing on February 19, 2018 with all in favor.

From the audience Attorney Jim Callahan told the members “I have learned more about form based code in the past week” adding “and seeing me review this, a co-worker asked me if the Planning Board was making zoning more restrictive and I told them no to the contrary.” He encouraged the members to do everything in their power to counter that perception. Chair Vann concluded “it allows more things in more places but it has to be the right size. That is the beauty of form based code.”

### **Recommendations Regarding Special Exception Criteria:**

Mr. Throop began by telling the members in his review Town Attorney John Ratigan suggested that the “the Special Exception criteria need attention” adding “it is extensive, complex, difficult to understand and onerous in some areas.” He noted he’d like to engage the ZBA members in the discussion but that it was not prudent to rush through it for this year. “That would be unrealistic” he said.

### **Other Business:**

Mr. Throop briefly mentioned a subcommittee that had been meeting for about a month (reviewing economic viability, constraints, etc.) to create a solar ordinance addressing regulatory requirements for solar installations. He went on to tell the members they hoped to have a draft ordinance completed and reviewed by Town Attorney John Ratigan so that it may be presented and moved to public hearing at the February 19th workshop. “If you don’t think it is ready we will wait until next year” he said.

The meeting adjourned at 6:25 p.m.

Respectfully submitted,

Laura Norton

Administrative Assistant