

PLANNING BOARD

TOWN OF PETERBOPROUGH, NH

Minutes of February 12, 2018

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

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

Chair Vann called the meeting to order at 6:30 p.m. beginning with introductions and followed by approval of the Minutes.

Minutes:

A motion was made/seconded (Holt/Zeller) to approve the Minutes of January 15, 2018 was written with all in favor.

A motion was made/seconded (Holt/Hanlon) to approve the Minutes of January 29, 2018 as written with all in favor.

A motion was made/seconded (Zeller/Cadwell) to approve the Minutes of February 5, 2018 as written with all in favor.

Public Hearing:

Boundary Line Adjustment: between two contiguous parcels owned by Melissa K. Stephenson Rev. Trust, located off of Class VI portion of Scott Mitchell Road, Parcel Numbers R011-038-000 and R011-040-000 in the Rural District. The effect of this boundary line adjustment is to transfer 16.08 acres with an existing single-family dwelling from R011-040-000 to R001-038-000. The resulting parcel areas will be 16.2 acres in R011-040-000 and 44.2 acres in R011-038-000 with a single family dwelling on each parcel.

With no changes or corrections to the notice Chair Vann asked the applicant to proceed. Melissa Stephenson introduced herself and told the members she owned “two adjoining lots, two residences and two children.” With a smile she went on to say “and a boundary line adjustment will be much easier than moving a building.”

Ms. Stephenson noted that a survey had been completed and she had informed the Monadnock Conservancy, who has an easement on the property, of the boundary line adjustment and they indicated that the change would not impact the easement. She pointed out the old boundary line and then the new one on a projected graphic and told the members “each house had its own driveway and adequate frontage on

a Class VI road. She also told the members she was willing to sign the road waivers to maintain the road (“like I have for the past 40 years”) and concluded “with everything in place, all I need is your go-ahead.”

“OK” replied Chair Vann who then asked if any of the members had questions or concerns. “It is pretty clear” interjected Mr. Zeller.

A motion was made/seconded (Hanlon/Zeller) to approve a boundary line adjustment between two contiguous parcels owned by Melissa K. Stephenson Rev. Trust, located off of Class VI portion of Scott Mitchell Road, Parcel Nos. R011-038-000 and R011-040-000 as shown on a plan titled “Boundary Line Adjustment Plan, Adjoining Properties of Melissa K. Stephenson Revocable Trust, Melissa K. Stephenson, Trustee, Scott Mitchell Road, Peterborough, NH” at a scale of 1” = 200’, dated January 11, 2018 with the following condition prior to signature of the plan:

That a note be added to the plan indicating the Hillsborough County Registry of Deed book and page numbers of recorded “Waivers of Municipal Liability” pertaining to each property.

Before the vote Mr. Ward interjected his thanks “for the sake of history, thank you for following the stone wall on the property and not cutting a straight line like other people do.”

All were in favor.

Preliminary Consultation:

Conceptual Consultation related to possible modification of previously approved residential buildings, Southfield Village, Parcel Numbers R011-051-401 to 410, and R011-051-994 and 995. The new owner, Brad Quimby, seeking advice from the Planning Board regarding possible alterations to building footprints and designs of one previously approved partially constructed (foundation) building and two previously approved, but not constructed buildings.

Brad Quimby of Monadnock Homeworks, LLC introduced himself and told the members he had purchased the unfinished Southfield Village lot and planned to pick up where the last owner left off. Mr. Quimby pointed out the current conditions of the lot noting the infrastructure (water, sewer and road) that was in place as well as foundations poured years ago.

Mr. Zeller asked “so the foundations were poured but never built?” with Mr. Quimby replying “yes.” Mr. Zeller went on to ask “so I assume the units will look like what is there?” with Mr. Quimby replying “no” as he went on to note Phase I were typical style one-floor living while the second phase was three-story

buildings. “We are not doing that” he said adding “we will be constructing one story living.”

Mr. Quimby reviewed his plans with the members who all agreed the project was fully vested. It was noted the garages were located in the front of the structures. They had been poured as part of the foundation and could not be moved. While this is in conflict with the proposed zoning amendment for form based code Mr. Quimby told the members locating the garages in the back of the building would interfere and obstruct the neighbor’s views of Pack Monadnock. He told the members he was open to ideas but the constraints of the foundation were formidable. He concluded by noting there would not be any carports. “They are unsightly and take away from the green space” he said. He also noted the current Southfield Village Home Owner’s Association has agreed to accept 30 units (the maximum) into the HOA.

Citing the new form based code Chair Vann expressed her concern that the project “was deeply problematic from a design point” telling the members “it is not clear, I just don’t know how much leverage we have. I do not love your forward garages but there is not much we can do about it.”

Noting the original project was not completed and the lot had been sold more than once Mr. Clark noted his concern about the vestment and asked “how long does it last? Forever?” A brief discussion followed with Chair Vann noting “the percentage of money invested in the project (water, sewer, and road) pretty much guarantees you rights. So yes Rich, vesting is forever.” Mr. Clark replied “I have no problem with the project, I am just wondering for the future.” “It is a very interesting question” concluded Chair Vann.

With no other questions from the members Chair Vann opened the preliminary to the audience. Jane Jontz introduced herself as an abutter and told the members “Building 3 certainly has an interest in this.” She went on to explain how their decks look out toward Pack Monadnock. She noted the view improves the property values “and it is very important to us” adding “we are out in the country but have a sense of community with our neighbors as we interact from our decks.”

In closing Mr. Throop asked the Board for direction on any modification to the footprint. After a brief discussion Chair Vann told him the sense of the Board was that they agreed minor changes could be handled administratively.

Public Hearing:

Site Plan Review: for the Peterborough Town Library, 2 Concord Street, Parcel Numbers U017-141-000 and U017-139-000. This project proposes to: renovate the historic portion of the existing library, remove the 1957 and 1977 additions, construct a new 13,000 sf addition and reconfigure the driveways, parking lot, and green space.

Chair Vann noted the first thing to do was to accept the site plan as substantially complete. Mr. Galus asked “is the checklist complete?” with Mr. Throop replying “I believe it is.”

A motion was made/seconded (Zeller/Cadwell) to accept the plan as substantially complete pending any additional information that the Board may request during the Site Plan Review process with all in favor.

On behalf of the 1833 Society and the Library Trustees Library Director Corinne Chronopoulos introduced Steven Gerrard and Ashley Merchant of Ann Beha Architects and Earle Blatchford, Civil Engineer from Hayner/Swanson Inc. She told the members “this is very exciting, we are bringing the Library into the 21st Century where it is not just a warehouse for books.” She briefly reviewed the design, the green space that connect to the river and the parcel of land purchased from Fairpoint for parking. “We will keep the jewel box front of the building (from the late 1800s) and restore it to its original glory, especially the main Reading Room and demolish the 1957 and 1977 additions” she said.

It was noted the site plan included the Master Sight Plan, Existing Conditions, Site Demolition Plan, Site Grading and Utility Plan, Erosion Control Plan, Planting Plan, Electrical Site Lighting Plan, Electrical Site Utility Power Plan, Site Layout and Materials Plans, Construction Details and a Photometric Light Plan with fixture cut sheets.

Mr. Gerrard also noted the demolition of the two additions and the reconstruction of the original building. “It will have three entrances, the Portico, off Concord Street and on the back, lower level (the last two of which are both of which are ADA compliant). He told the members the Kyes Sage House was a part of the project as well and the boiler systems and HVAC would be located there. He pointed out a terrace to the stone wall with views to the river and the bridge as well as the installation of a guard rail on the wall for safety.

Mr. Gerrard then proceeded to review the Plan Set:

Traffic Flow: The members discussed the turn radius at the bottom of the driveway. Mr. Blatchford noted it was based on a 60-foot diameter circle that accommodate cars only, no delivery trucks. It was noted that it needed to be wide

enough for vehicle to make a U-turn, drop off passengers and access the book drop. A brief discussion about pavement markings to emphasize the flow direction followed with Chair Vann suggesting “teardrop textured paving should solve the problem” adding “and it lasts longer and looks better than regular paint. I think we are going to want that.”

Drainage and Erosion Plan: This included the grading and utilities plan. As Mr. Blatchford reviewed the plan (catch basins, duckbill valves, sediment removal system, impervious spaces) he told the members “this plan is not finalized but has not changed since the preliminary review” adding “let’s face it, the elephant in the room is the river.” When asked if any kind of a flood analysis on the river had been done Mr. Blatchford pointed to the parking area and replied “our focus has been on *this* side of the wall.” Mr. Throop reminded the members the plan would also be independently reviewed by the Board’s Drainage Consultant. He also suggested spot elevations be put on the plan..

Parking Plan: Mr. Gerrard noted 13 new parking spaces along the west side of the lot (facing the river) with 7 spaces facing the abutting property to the east. With concern about the intrusion of headlights crossing the river and into homes on Summer Street Mr. Gerrard explained screening as well as the slope of the lot downward from south to north. Mr. Throop noted overflow parking was available at the Christian Science Reading Room building and the All Saint’s Church parking lot down the street.

Lighting Plan: Mr. Throop noted the current lighting plan did not meet the standard on light trespass. “We need to take a closer look at this” he said “over a 0.1 foot candle trespass would need a shield or a different fixture.” Mr. Gerrard reminded him “the property line goes to the center line of the river.” Ms. Chronopoulos interjected the lights would be on timers to be less disruptive or intrusive.

Mr. Gerrard reviewed the location of exterior light fixtures and their cut sheets. A brief discussion about lighting on the historic building and the Library sign as well as lighting in the back of the building followed.

The members also discussed upward and downward lighting with Mr. Gerrard noting “the lighting is really quite a lovely and appropriate for a building of this importance for the town. Not highlighting its civic and historic features is not a deal breaker but would be a missed opportunity.”

Mr. Clark suggested the front of the building (Portico) could be lit as a monument “but not the sign.” “That is my sense too” replied Chair Vann. As Mr. Galus mentioned consideration to the abutters Mr. Ward interjected “I am an abutter and

I have no problem with lighting both.” Mr. Galus suggested a downlight of the sign with Chair Vann replying “no, we have an example of a sign like that and it looks like a sign with a hat pulled over it eyes, let’s not do that.” Mr. Holt noted the potential for light trespass off the building to the river. “That may be a concern” he said. A brief explanation of landscaping and planting trees and shrubs followed. Chair Vann noted the screening to the north and asked “is it adequate for headlights going across the river?” Noting possible grade differentials across the river, Mr. Throop did not think it would be an issue “but we’ll need to check the potential impact” he said. It was agreed that if headlights from the new spaces will impact properties across the river, then mitigation will be required.

Mr. Gerrard pointed out propane tanks (back up for the boilers) and the HVAC would also be screened. Mr. Carrara asked “they are not going underground?” Chair Vann added “underground would solve all of your problems.” The members also briefly discussed the compressor with regards to how much noise it makes and how it would be screened. Mr. Gerrard noted that screening (planting or fence) may also attenuate some of the noise.

Snow Storage: Mr. Blatchford reviewed the snow storage plan. Mr. Throop noted that snow storage shown on the plan conflicts with landscaping and that needs to be resolved. He also noted that the plan did not provide enough detail to understand the drainage swale around the north perimeter of the parking lot, and he questioned the slope of the swale sides based on the spot elevations provided. Mr. Throop also noted pre-cast concrete was not permitted. “Sloped granite is acceptable alternative. Pushing snow into cast concrete will cause the concrete curbing to break down” he said.

Chair Vann asked “are there any more questions?” Mr. Ward interjected “I would like to thank the Library Group for treating the Kyes Sage House well. Thank you for that.”

Chair Vann then did a brief run through of the condition considerations including up lighting of the building sign, screening for headlights and the compressor, compressor noise and snow storage. Mr. Carrara asked if the Portico entrance was to be used as a major egress from the building. Mr. Gerrard noted that while that entrance/exit was not intended to be a major egress “it is part of the egress system.” Mr. Carrara also suggested they protect the historic glass about the Portico.

A motion was made/seconded (Hanlon/Clark) to conditionally approve to the site plan request to renovate the historic portion of the existing library, remove the 1957 and 1977 additions, construct a new 13,000 square feet addition and reconfigure the driveways, parking lot, and green space, all as shown on plans titled Master Site

Plan, Peterborough Town Library, prepared by HSI Civil Engineers and Ann Beha Architects dated 01/08/18, subject to the following conditions prior to signing of the plan:

1. The drainage report shall be reviewed and approved by the Planning Board's Storm Water and Erosion Control Consultant, at the applicant's expense.
2. The Applicant shall provide a Traffic Flow plan that demonstrates passenger cars are able to enter the property and safely make a U-turn to exit the property; and that shows appropriate striping detail to assist drivers in making the U-turn, all to be approved by the Town Administrator who is the former Public Works Director.
3. The Applicant shall provide a revised photometric plan demonstrating compliance with the Zoning ordinance.
4. Before breaking ground, throughout the construction process, and until all disturbed soils have been stabilized, regular inspections will be conducted by the Planning Board's Storm Water and Erosion Control Consultant at the expense of the applicant as directed by the Office of Community Development Staff.
5. Copies of all State and Federal permits shall be provided for the file.
6. The applicant shall provide revised plans showing modifications as directed by the Planning Board during site plan review, the Office of Community Development Department, the Board's Drainage Consultant and the Public Works Director including but not limited to minor changes to site grading and utility detail, drainage designs, stormwater management design, erosion control design, landscaping design, lighting design, and construction detail.

All were in favor.

The meeting adjourned at 8:00 p.m.

Respectfully submitted,

Laura Norton

Administrative Assistant