

PLANNING BOARD

TOWN OF PETERBOROUGH, NH

Minutes of June 13, 2016

Members Present: Chair Ivy Vann, Jerry Galus, Bob Holt, Matt Waitkins, Rich Clark and Ed Juengst

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.

Minutes:

A motion was made/seconded (Galus/Juengst) to approve the Minutes of May 9, 2016 as written with all in favor.

Elections:

Chair Vann announced the need to elect the Board's Chairman and Vice Chairman. "I am happy to stay Chairman" she said adding "and I am happy to give it to someone else." A motion was made/seconded (Juengst/Galus) to reelect Ivy Vann as Chairman of the Planning Board with all in favor.

It was noted that Mr. Hanlon had voiced a willingness to serve as Vice Chairman of the Board. With Mr. Hanlon away the members decided to postpone this election until next month and confirm his willingness.

Public Hearing:

Chair Vann noted she was opening the final public hearing on the proposed amendments to the Planning Board Subdivision and Site Plan Regulations. "We have looked at them seventeen thousand times" she said adding "I don't know how much talking we want to do." She asked "so what do we want to do with this?" Mr. Throop suggested she ask the members for any comments or changes.

Specifying pages 7 and 8, Article 5 (Performance Guarantee) Mr. Galus pointed out several remaining references to the term *bonding*. Mr. Throop noted them for correction.

A motion was made/seconded (Galus/Juengst) to approve the proposed amendments to the Planning Board Subdivision and Site Plan Regulation as written with all in favor.

Open Space Residential Development (OSRD) Update:

Mr. Throop noted the subcommittee currently consisted of Joann Carr, Chair Vann, himself and Tom Weeks. Chair Vann noted the “meet and greet” sessions they’d held with real estate professionals and land use professional (civil engineers and builders) “everyone we could think of” she said adding “and their thoughts in terms of a form-based process was reasonable but not wildly forthcoming. We were left with a strong sense that in order to adopt a new way of doing thing we have to sweeten the pot.”

Mr. Throop noted the distinction between a subdivision by a landowner carving out a lot for someone and those owned by a developer trying to maximize his return. Chair Vann asked about the “issue of one-sies and two-sies” and the problems that accompany them. Noting participation by Ryan Stabile of The Stabile Company, Dawn Tuomala of Monadnock Survey and local builder Jack Belletete Mr. Throop told the members he would like an opportunity to spend a little more time with Ms. Tuomala to review Wilton’s regulations “and then have some individual meetings with other land users to see what they have to say.” (Chad Brannon of Fieldstone Land Consultants, Jay Heavisides of Meridian Land Services, Inc., and local builders Tom Rosswaag and Peter LaRoche).

Chair Vann interjected “it is complicated, I hear the concerns but as a Board we have agreed we have to try. It is *always* worth a try.” Mr. Throop told the members “the next group of people we would like to meet with is large land owners in town and get their input.” He specifically identified a gentlemen by the name of Jim Walsh who was quite opposed to the Planning Board efforts to amend the Open Space Residential Development regulation in 2013.

Plan NH Grant – Alternative Village Design:

Chair Vann told the members she and Carol Ogilvie had applied for a grant through Plan New Hampshire (funded by the NH Finance Authority) for municipal technical assistance to allow a town to take on the project of creating a village node. “We are looking at South Peterborough” she said. She went on to tell the members that they got the grant and Molly Donovan (UNH Cooperative Extension) was on board to assist in creating a steering committee and engaging the public. “Sue Chollet will chair the subcommittee” she said adding “and Bob Holt had agreed to be a member.” Chair Vann noted the subcommittee was also recruiting representatives from the school system, NHBB and Monadnock Community Hospital to assist in creating the *middle housing* that is missing.

Chair Vann also told the members about the Talk to the Planner Banner she had created to engage the public “to tell us what they want for their town.” She explained how she distributed a short questionnaire and then took a picture of individuals with

their answers “so we have a record of who said what.” “What is the goal?” asked Mr. Juengst. Chair Vann replied “the goal is to identify a plan for infill. Right now people tell us they love the Downtown and areas immediately adjacent to the Downtown.” She went on to say “we have the infill ordinance but we want to think about what else we may do guideline wise to put smaller houses on smaller lots outside the Downtown area.” Chair Vann went on to note small four or six unit cottage courts with narrow streets. We are calling this the New Village Project” she said adding “encouraging all the things we talk about all the time to contribute to more choices of places to live.”

Chair Vann concluded by noting she planned to take her Talk to the Planner Banner booth out to ConVal to engage both students and teachers. “That is next” she said adding “it is pretty exciting. I think it will be really interesting and valuable.”

Master Plan Steering Committee Economic Vitality Chapter:

Mr. Throop told the members the committee, chaired by Matt Waitkins had met twice and had spent that time in orientation and getting people up to speed. “We are working on a work plan for the entire project” he said adding “and we have Monadnock Hospital CFO Rich Scheinblum and retired Rivermead Director Bill James joining us and maybe Bob Holt.”

EDA Contractor:

Mr. Throop told the members he had a meeting the next day with Carmen Lorentz (Director of DRED’s Economic Development Division). He complimented Ms. Lorentz on her outstanding background and ability to craft a RFQ for the EDA Contractor. “She understands the needs” he said adding “especially for small towns like ours.”

Mr. Throop went on to note the applicants would not only provide their background qualifications “there will be an essay for them to complete as well” he said. “They will have a chance to create their own scope and tell us what the budget needs to be. We are investing more in the process up front to get a better product in the end.” Mr. Throop also told the members the search would be broad. “We may find someone who is not known to Peterborough that has the experience we are looking for.”

Housing and Broadband:

Mr. Throop briefly reviewed the status of the points of negotiation with Comcast and noted that in his opinion there were places in town where Comcast has not met their obligations. The members discussed the costs involved with underserved households with some not wanting cable but wanting Internet. The members also briefly discussed fiber optic versus coaxial cable networks.

Other Business:

Mr. Throop noted Site Plan Regulations had a number of issues that will be addressed in a workshop. “Hopefully in July” he said. He also noted one application in July for a mini storage. “We have met with them twice, it is an area constrained by wetlands” he said.

The meeting adjourned at 7:10 p.m.

Next Meeting: July 11, 2016

Respectfully submitted,

Laura Norton
Administrative Assistant