

**PLANNING BOARD**  
**Town of Peterborough, New Hampshire**

**Minutes of June 17, 2019**

**Members Present:** Ivy Vann, Alan Zeller, Tyler Ward, Rich Clark, Dario Carrara, Judy Wilson Ferstenberg, Sarah Steinberg Heller and Rich Clark.

**Staff Present:** Peter Throop, Laura Norton, and Kristin Bixby, Office of Community Development

Chair Carrara (Mr. Carrara) called the meeting to order at 6:30 p.m. He began by welcoming the audience followed by Member and Staff introductions. Ms. Vann noted the Board's need to appoint someone to fill the remainder of Mr. Holt's term. Mr. Ward inquired if the Board had any responsibility to contact those candidates on the ballot who were not elected with a right of first refusal. Mr. Throop noted Jerry Galus would be that individual and he has expressed no interest in the position. "Alright" replied Mr. Ward adding "I was just asking for the record."

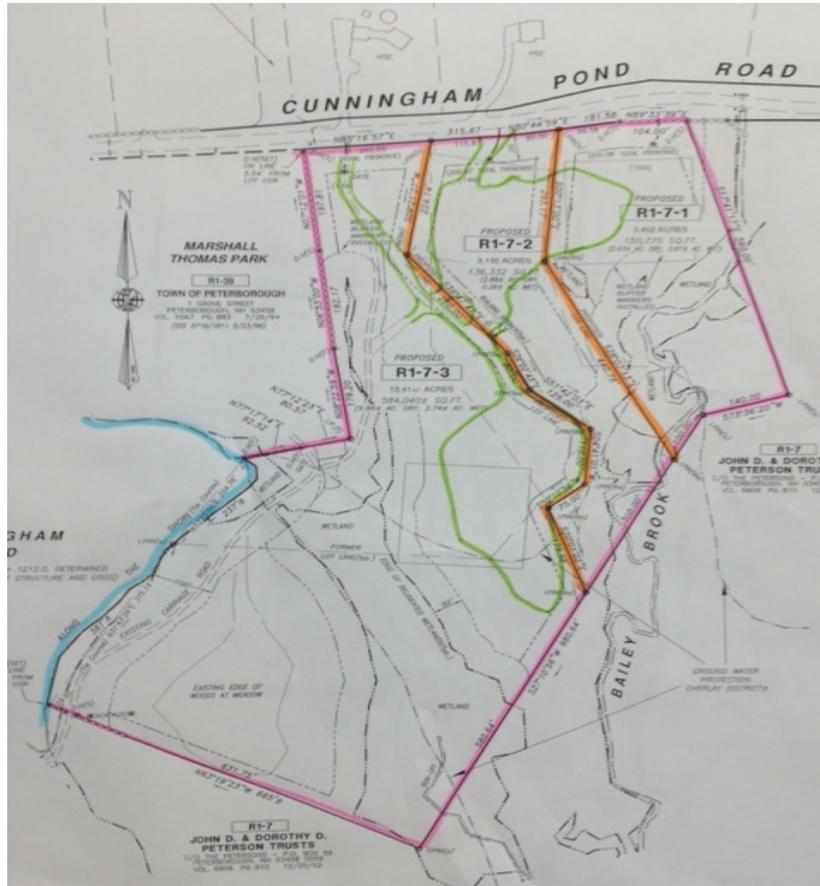
A motion was made/seconded (Vann/Clark) to appoint Ms. Heller to fill the remainder of Mr. Holt's term with all in favor.

**Minutes:**

A motion was made/seconded (Zeller/Vann) to approve the Minutes of May 20, 2019 as written with all in favor.

**Public Hearing – Boundary Line Adjustment** between three lots created by a May 2017 subdivision on Cunningham Pond Road, (Parcel Nos. R001-007-001, 002, and 003) located in the Rural District and owned by Helena Rozier. The proposal seeks to change boundary lines and lot areas to better meet the landowners needs. There are no proposed changes to the previously approved frontage distances or driveway locations. Lot areas will be adjusted as follows: Parcel R001-007-001 will increase from 3.31 acres to 3.46 acres; Parcel R001-007-002 will decrease from 11.92 acres to 3.13 acres; and Parcel R001-007-003 will increase from 4.77 acres to 13.41 acres.

Soil and Wetland Scientist Tom Carr from Meridian Land Services introduced himself as the representative for Helena Rozier (whom he also introduced). Pointing to a graphic he'd displayed he noted "this is a strange lot that has endured several boundary line renditions over the past two years." He went on to note this had been done to provide the best building site on each lot. He noted that with the input of the architect and the town arborist some selective logging had been done, pointing out the new tree line (shown in green), the entire parcel in pink with the individual lots in orange and the pond's edge in blue.



Mr. Carr told the Members they had submitted a State subdivision application for lot 2 approval as well before asking if the Members had any questions.

Mr. Throop reminded the Chair the application should be accepted as substantially complete before continuing. A motion was made/seconded (Vann/Zeller) to accept the application as substantially complete with all in favor.

Ms. Vann inquired about the septic design. Mr. Carr assured her the approved design is not compromised by the lot line adjustments and that the State would be updated in the newest rendition. Pointing out the “new” tree line, Mr. Clark noted when the Board had toured the lot on a site visit “there were trees everywhere.” Mr. Carr reiterated the selective logging where trees had been thinned out and cleared for maximum views. Ms. Rozier interjected “and our goal is that people won’t even see the development.”

With no other questions Mr. Carrara opened the hearing to the public. With no questions or comments Mr. Carrara closed the hearing and the Members went into deliberation.

A motion was made/seconded (Vann/Zeller) to approve the boundary line adjustment between three abutting residential properties owned by Helena Rozier located at 130, 140 and 159 Cunningham Pond Road as shown on the plan entitled “Definitive Lot Line Adjustment Plan, Tax Map R001, lots 007-001, 007-002 and 007-003. Land of Helena F. Rozier, on Cunningham Pond Road, Peterborough, NH and prepared by Meridian Land Services, Inc. At a scale of 1” = 100’, dated May 3, 2019 and last revised June 17, 2019 with the following conditions:

Prior to signature of the plan, that applicant shall provide a copy of the NHDES subdivision approval for Lot 007-002 (and)

Prior to issuance of a building permit, the applicant shall provide a copy of the driveway permit from the Peterborough Department of Public Works for the parcel corresponding to the building permit application.

With all in favor.

Mr. Carrara read the next agenda item:

**Preliminary Consultation – Conceptual review** for the Temple Mountain Buddhist Meditation Center located at 729 Wilton Road, Parcel No. R001-014-000. The non-binding consultation will consider a conceptual design for demolishing an existing house on the property and replacing the structure with a new building in the same location with a different footprint. This property is located in the Rural District. As this is not a formal public hearing, public comment will be at the discretion of the Planning Board Chair.

Mr. Carrara reminded the Members and audience that “this is a non- binding public *meeting*, it is *not* a public hearing.”

Len Pagano stood and introduced himself as an architect and the representative for Master Ti and the Buddhist Meditation Center and Temple. He introduced Bao Dang, who was present to assist with any questions the Board may have. He also reminded the Members and audience this was a preliminary, conceptual hearing and not a full-blown application with engineered drawings.

That being said, Mr. Pagano pointed out an overlay drawing of the *existing* building (a structure of 2,937 square feet on one level with a partial basement used for housing staff and guests, with four bedrooms and a dining space) as well as the “T” shaped *proposed* building of 3,750 square feet including a covered walkway to the Temple (a total of 4,100 square feet, shown in red on the overlay drawing). “This is an increase of about 35% in space” said Mr. Pagano. “The basement will be 3,750 for mechanicals and storage; the main level is 1,350 for a kitchen, dining area, and living areas; and the upper level being 2,400 square feet for the sleeping.”



effect of an increased number of large events and asked about programming at the Temple,” he said.

Mr. Pagano concluded that the Buddhist Temple would like to the current building (“that is in rough condition”) with a new, better designed and safer building. He noted that the number of bedrooms would increase from four to seven. Mr. Carrara asked if the Temple and the residence would be on the same septic system. Mr. Pagano replied that he thought the current system would be upgraded. “It will be a challenge with the topography and the soil types” he said, “I think there will be a new system for the new structure, but that is not my wheelhouse so I will have to get back to you.” Mr. Ward asked, “will there be sprinklers?” Mr. Pagano replied, “I would say definitely.” Mr. Clark asked, “can you add parking?” Mr. Pagano replied, “that is an objective. There is no question they need more, but how much? That is part of the plan.” Ms. Vann suggested it may be one more space for each of the bedrooms. “With programming not changing, they can still use stacked parking for big events,” she said. Ms. Vann also noted the graveled fire access behind the building and urged the applicant “to investigate that.”

Mr. Carrara summarized the need for additional information on the parking, septic system, and drainage to accompany site plan review in August. He asked, “should we ask them to come back for another consultative session with more detail or just their site plan review application?” Ms. Vann replied, “they should just come back with their application.” “I agree,” interjected Mr. Clark. Ms. Vann then looked to Mr. Pagano and asked, “have we given you the information you need to move forward?” Mr. Pagano replied they had. Mr. Throop noted the applicant may want to contact the State Department of Forestry and Lands to discuss their concerns or any potential restrictions for their overflow parking at the State Park located at the top of Temple Mountain. Mr. Carrara agreed noting, “your large event overflow parking is controlled by a third party. If that goes away how will you accommodate parking? You should give some consideration to that.”

Mr. Pagano reviewed the layout of the proposed building as well as the intended functions of the spaces. “There is no change in the people (use), we are just moving the components of the site around by adding rooms and moving dining to specific locations,” he said. Ms. Vann suggested he affirm that (a statement of uses for each room) with their site plan application. Ms. Heller asked about the bedrooms (two beds in each room for Monks and Staff). Mr. Throop concluded by noting they should consider how the stacked parking has been working out and should request a report from the Police Chief on any safety concerns, or other, that have come to his attention.

Mr. Zeller asked Mr. Troop to give a brief overview of the application process including compliance with zoning regulations. Mr. Throop did so, including the fact that this application would need to also go through the demolition permitting process (involving a permit application and Heritage Commission review), issuance of a building permit with all necessary inspections, and a final Certificate of Occupancy (CO). Ms. Vann interjected there was also a third-party review process for all drainage and erosion control for all potential new development, and state permits for septic systems.

With no other questions or concerns from the Members, Mr. Carrara opened the meeting to the public.

Chris Mann introduced herself and told the Members that the Temple and the State have had a good relationship and the large events have a police detail for traffic control. “When Temple Mountain is not available for overflow parking, we have used the Ocean State Job Lot’s parking lot (in the Peterborough Plaza off of RTE 101 E) as a backup and bused the attendees to the event,” she said.

**Other Business:**

Mr. Throop noted that the plans for Woodman’s Place had been received, “and we are working on them.”

Ms. Vann distributed an information sheet on the Charter of the New Urbanism to the Members. This document included new urbanist views, like disinvestment in central cities and the spread of sprawl with loss of agricultural land and wilderness, as well as what they stand for, advocate and recognize in their dedication to reclaiming homes, streets, parks, towns, cities, and environment.

**Next Meeting:** July 8, 2019

The meeting adjourned at 7:25 p.m.

Respectfully submitted,

Laura Norton

Administrative Assistant