

PLANNING BOARD

TOWN OF PETERBOROUGH, NH

Minutes of July 10, 2017

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

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. and introduced the members and staff. “We have a number of things on our regularly scheduled Monday night meeting” she said adding “including a preliminary review for condominiums at Noone’s Falls and a brief discussion about a potential new Tax Increment Finance District (TIF) for South Peterborough but we will start with the Minutes.”

Minutes:

A motion was made/seconded (Zeller/Galus) to approve the Minutes of June 12, 2017 and June 19, 2017 as written with all in favor.

Presentation:

Town Administrator Rodney Bartlett began by noting the administrative staff is constantly reviewing resources and new sources for new revenues. “It is part of our management” he said adding “and we have been watching South Peterborough for quite some time now to get an understanding of where the area is going.” He told the members he’d met with Rivermead CEO Bill James about a potential TIF for South Peterborough. “This area best mirrors West Peterborough and what the TIF District has done there for the past ten to twelve years.”

A graphic was projected and Mr. Bartlett pointed out the preliminary outline of the TIF (in purple). He noted some regulation limitations with RSA 162-K “so we are in the process of tweaking the map but it is easy to identify infrastructures (bridges, roadways, passive recreation and pedestrian access for a more formal interaction with common pathways) in that area.” He told the members they were in the process of starting the public process with a formal direction and a formal development plan. He noted he had consulted the Town Attorney for a time frame for what needs to be done in order for the Board of Selectmen to call a Special Town Meeting to establish the TIF District. “We have set October 10, 2017” he said.

When Chair Vann asked what the format of the special meeting will be, Mr. Bartlett replied “an open public session.” He went on to review the timeframe for public postings and hearings (beginning in August) as well as the inclusion (per the statute) of informing the County and the School District of the plan, providing them a copy and a reasonable time to review as well as an opportunity to meet with them. “The key is to have the project in before development” he said adding “there will be *a lot* of opportunity for input.”

A brief explanation/discussion about how a TIF District works and how the TIF area captures a particular change in the revenue stream going to the County and School District followed. Chair Vann expressed her “gleeful joy about the sidewalks.” Mr. Galus asked about the total assessment value of the TIF Districts in town and how close a new TIF would bring the town to the maximum. Mr. Bartlett replying “to about 1%” adding “we will need to evaluate that number and take a look at how the other TIFs are doing.” Mr. Galus asked about consideration to the lifetime of a TIF and asked “do we give it a sunset?” Mr. Bartlett explained a TIF District typically is not any longer that the life of its bonded projects. “So long term borrowing requires long term financing” replied Mr. Galus with a smile.

Preliminary Consultation - Conceptual Review: The Cobbs at Noone Falls, LLC wishes to explore the possibility of converting the Noone Falls Mill Building, parcel number U020-024-000 located at 50 Jaffrey Road to a mixed use, commercial and residential condominium.

Chair Vann reminded the members and audience “this is a review where we can have a conversation where nothing is held against either side in the future. It is a way to hash out concerns before a giant amount of money is spent.”

Jim Callahan stood and introduced himself as the representative for mill owners Charlie and Dudley Cobb whom he also introduced as well as Ken Clinton of Meridian Land Services, LLC and Andy Peterson of The Peterson’s Realty.

Mr. Callahan gave the members a very brief history of the property at 50 Jaffrey Road (a man-made dam constructed in 1759, wool mill in 1813, destroyed by fire and rebuilt by Joseph Noone, another fire in 1782 and the installation of water turbine generators (that still work) in 1887). “Bringing you forward 100 years, Charlie Cobbs bought the mill in 1999 from Ken King.” He told the members the building is on the National Historic Register. He noted the expense and labor intensity of owning such a property and explained the plan to convert the mill to condominiums for ownership to break up the financial responsibilities amongst parties.

Mr. Callahan pointed out the current seven apartments, his auction area and a restaurant space. “The change is a change of ownership” he said as he went on to explain a traditional subdivision application would not be totally appropriate “but

that is probably the way to go.” He told the members condominiums documents are approved and registered through the State Attorney General’s Office in Concord. He also noted the Consumer Protection Bureau. “One thing they look for is making sure the development has all needed approvals. They also do technical work such as review surveys and look at floorplans and make sure the developer can deliver the improvements” he said.

As Mr. Clinton distributed a copy of a survey of the property from 1996 he pointed out the location of the current apartments and restaurant. Mr. Callahan interjected “the term of art is *convertible space* here” noting a mix of commercial and residential, not knowing where the market it going “is like getting the air/fuel mix right on a carburetor on this.”

In closing Mr. Callahan reiterated they would be working under a subdivision application “extracting things that are not appropriate and working through waivers so as to not waste anyone’s time.”

Mr. Clinton emphasized all conditions were existing, current spaces were occupied and there were no plans for external improvements. He went on to show the parking locations as well as their plan to bring the current plan up to date “with what is on the ground to show things appropriately.” He noted the focus on the existing mill and everything surrounding it noting “the project is new but it is not a brand new site.” Pointing out the 14 acres of land surrounding the mill Chair Vann asked “will that be assigned an undesignated area?” “Yes” replied Mr. Callahan “it will be withdrawable land as it was submitted as part of the plan.” Chair Vann replied “good, considering everything you should make sure that land is withdrawable.”

Chair Vann concluded by noting “and there is a ton of asphalt out there, I would encourage you to think about how much you really need for the condo units and everything else. It is always our goal to reduce the amount of impervious surface, particularly by the river.”

Mr. Zeller asked if the restaurant would remain if the apartments became condominiums with a different ownership with Mr. Callahan relying “yes, right now the restaurant is a tenant of theirs but if interested they could develop a separate deed to that area.” Mr. Zeller asked “what about the coffee roaster?” Mr. Callahan replied “same principle, right now the lease supersedes everything but they could buy the space.” Lastly Mr. Zeller asked if the turbine generators still worked with Mr. Cobb replying “they are operational but they are under repair so not right now.” Mr. Holt interjected “I would love to see more residential in the building” with Mr. Callahan adding “and if the condominiums were not bought they would be rented.” Chair Vann concluded “it is our sense that if we want to

assure we have a mix of housing the easiest way is through the renovation of existing buildings.”

Mr. Callahan concluded by reviewing the zoning regarding residential use in the Commercial District (RSA 245-10.1) “particularly the space not occupying more than 30% of the floor area. That would allow an additional 4000 square feet of space which seems at odds with the Master Plan (to lower the barriers to housing). Given the timing of this request it may be a good time to consider a zoning change. It is a concept to consider” he said.

Chair Vann replied “I am glad you brought that up” as she went on to note the Traditional Neighborhood Design Overlay II (TND II) may be appropriate in this case. “The Overlay trumps the underlying district requirements, you would have to consult with the Office of Community Development about that but it might be more flexible for you.” She encouraged Mr. Callahan to review this ordinance (RSA 245-15-3). Chair Vann concluded “I can’t see why this won’t work. Please think about all the impervious surfaces and not letting that clump of land get trapped. Otherwise it is fairly straight forward.”

Workshop Discussion: Housing Articles and Video:

Chair Vann noted the list of links sent in the agenda for member review. “These articles are things we have been talking about here in Peterborough” she said adding “we have come a long way in the past year doing the things that are in the best interest of keeping the town working properly.” Mr. Jeungst asked about parking and parking meters with Chair Vann replying that she did not see the need for parking meters in the downtown. Echoing parking guru Don Shoup she noted no need for meters when there is an open space on every block (and) even on the day of *Broke Art* (Annual Arts Fair in the Downtown) there was hardly a time that there was not at least one empty spot in front of the Town House. I know because I was there watching. At free, ours is appropriately priced” she said.

Chair Vann went on to mention the winter parking ban and noting “parking on the street improves neighborhoods, provides protection to sidewalks and narrows the streets for traffic calming.” She noted the new TND II ordinance to increase density in developed neighborhoods “but then the parking regulations say you need four paved spaces for parking.” She noted if the two spaces of asphalt in the front of the house could be considered spaces “it would make parking a more viable thing.” She told the members if a large snow storm was anticipated folks would be requested to double up in driveway or use the Municipal Lot. “Not all towns have winter parking bans. We pay for that asphalt, we ought to be using it all the time” she said. Chair Vann concluded by noting parking minimums should be eliminated as well. “We need to manage parking better, not make more.”

TND II:

Chair Vann noted “TND II is not perfect and it is not finished.” She told the members a small committee consisting of herself, Mr. Holt, Karen Fitzgerald and Kristin Bixby meet regarding zoning code updates, specifically adding form-based code to the TND II Overlay. “We will also be working on fixing the interface between TND I and TND II and spelling out our Design Standards.”

A video by Joe Minicozzi was schedule but without speakers it was difficult to hear. Chair Vann suggested people watch the video at home via the link provided. She then told the members she and DPW’s Seth McLean had actually “run the numbers” on a street in Peterborough (a 4-lot subdivision on an 800-foot long cull-du-sac). She told the members “if every penny those people paid in taxes went *just* to repaving their road it would take thirty years to pay for it. That is without anything else (maintenance, plowing etc.)” She noted the new development on Vine Street. “It was a parking lot with an assessed value of \$47,000.00 and now there are eight cottages on a one-acre parcel worth two million and no new roads to maintain. “Think about that when you watch Joe Minicozzi” she said.

Next Meeting:

July 24, 2017

The meeting adjourned at 7:20 p.m.

Respectfully submitted,

Laura Norton

Administrative Assistant