

PLANNING BOARD
TOWN OF PETERBOROUGH, NH

Minutes of November 2, 2015

Members Present: Chair Ivy Vann, Jerry Galus, Ed Jeunst, Rich Clark and Alan Zeller.

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

Chair Vann noted it was not quite 6:30 “but we can get some other business done.” She reminded the members that next week they were to meet at the Community Center on November 9 at 5:00 p.m. for a Planning Board Educational Meeting. Jeff Speck is speaking on town planning at the New Hampshire Institute of Art in Manchester. “It should be fun” she said.

Chair Vann then noted their regularly scheduled monthly meeting would be held November 16th at 6:30 p.m. Mr. Throop added “you have two cases that evening.”

Chair Vann then called the meeting to order at 6:30 p.m. and read the application before them.

This is an application for a subdivision of a property owned by Juniper, LLC located in the Business Industrial Zoning District at 49 Vose Farm Road, Parcel No. R008-024-100. The effect of the subdivision is to convert an existing industrial building and property into a two (2) unit condominium with common land.

A motion was made/seconded (Galus/Zeller) to accept the application as substantially complete with all in favor.

Chubb Whitten introduced himself as the Manager of Vose Farm LLC. “This is not a subdivision of land” he said adding “it is to create a condominium by drawing a line inside a building, to divide a space into two pieces. It is as simple as that.” He pointed out the southeast corner of the building at 49 Vose Farm Road noting “36,000 square feet of the building is going into separate ownership.” Chair Vann pointed out the common area which included a corridor area where the electrical service panel was located.

Mr. Whitten noted he was present to answer any questions and he had the ability to contact the attorney who had assisted him with his documents and plan submission (currently out of the country) to answer questions if necessary. Mr. Throop noted “the other thing to get on the record is the bulk of the parcel and one corridor area will be common area.”

Mr. Zeller asked about the word *condominium*. “I think of that as residential” he said and asked “is there another word that should be used?” Chair Vann acknowledged the term was ambiguous “but it is a term that describes how a property is organized” she said. Mr. Throop added “it is a form of ownership.”

With no others questions from the Board Chair Vann opened the public hearing to the audience. Ben Perez introduced himself. He said his property (co-owned by himself and Steve Millard) was also a condominium form of ownership and asked “will this set any precedence to the size of space in the future?” Mr. Throop replied “I don’t believe it matters how big the units are from a zoning perspective.” After checking the Business Industrial Zoning District in RSA 245 he added “there is no minimum lot size in this district.” Mr. Perez replied “I just want to understand the parameters for future subdivisions in regards to size.”

Chair Vann closed the public hearing at 6:35 and asked “what do we want to do?” A motion was made/seconded (Clark/Zeller) to approve the subdivision request with all in favor.

Minutes:

A motion was made/seconded (Zeller/Clark) to approve the Minutes of October 22, 2015 with all in favor.

Master Plan Update:

Chair Vann told the members the Master Plan Steering Committee had a public workshop on the draft Vision Chapter of the Master Plan last Wednesday. She noted while attendance was poor (about 6 people showed up) “they seemed relatively happy with it” adding “we will hear more about it from the Committee once they accept it and bring it before us for a public hearing.”

Next Meeting:

November 16, 2015 at 6:30 p.m.

The meeting adjourned at 6:39 p.m.

Respectfully submitted,

Laura Norton
Administrative Assistant