

PLANNING BOARD

TOWN OF PETERBOROUGH, NH

Minutes of November 21, 2016

Members Present: Chair Ivy Vann, Alan Zeller, Bob Holt, Jerry Galus, 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. and welcomed the members.

Minutes:

A motion was made/seconded (Zeller/Clark) to approve the Minutes of November 14, 2016 as written with all in favor.

Introduction to the New Village Project Draft Ordinance:

Chair Vann noted the only thing on the agenda was a public workshop for the introduction of the New Village Project draft ordinance to be presented by Steering Committee Consultant Carol Ogilvie. “My goal tonight is to move this forward to public hearing (or not) and set the public hearing date so we can put this thing to bed” she said.

Ms. Ogilvie began with a brief background on what the Steering Committee had been doing since receiving a N.H. Municipal Technical Assistance Grant Program Grant (MTAG awarded to assist New Hampshire communities that want to create or change their zoning regulations to support housing options for the diverse and changing needs of their residents). “We started in July by organizing the Steering Committee followed by a great deal of public outreach and engagement” she said adding “the grant we received for this draft ordinance required extreme emphasis on that outreach.” She noted Ms. Vann’s outreach booth, posters and the visual preference questionnaire. “We have had four public hearings, two with food which usually gets a good response” she said adding “and the feedback we got was hearing the same things from people on what they want and what they don’t want. It felt like we were right on track with what they were thinking.” Ms. Ogilvie also noted using other national data and studies specific to New Hampshire’s changing demographics as well as the inability of the housing stock to meet those needs. “As we put what we heard from everyone together we started seeing an obvious reaching back to the original Traditional Neighborhood Overlay (TND) Ordinance. There are a lot of redundancies” she said noting “it was just about that time Ivy

(Chair Vann) called me suggesting we combine the two.” Ms. Ogilvie briefly compared the draft ordinance with the TND identifying smaller lots connected to town water and sewer. “Things that apply to just the new zone ended up being a draft that is very short and very simple because the existing ordinance (TND I) already spoke so much to what people want. It is really infill development” she said. “This is where we are at.” Ms. Ogilvie concluded “the Steering Committee has seen the draft and are waiting to hear what you have to say about it.” She noted concerns expressed by townspeople included capacity of the town infrastructure to accommodate (this would be a bonus and welcomed by the current systems equating more users) and overbuilding of the town (noting the Planning Board’s authority to phase any project that may increase the population more than one percent, even if a market supported that kind of thing). Ms. Ogilvie added “which is not likely to happen now because of the demographics trending towards smaller houses on smaller lots in town. Vine Street is evidence of the demand for that type of thing, it is not for everyone but surely for some.”

Mr. Jeungst asked for clarification on *C. Applicability* and the exception for lots in Zone I. “What does that mean?” he asked, A brief discussion about keeping the existing district out of the proposal followed. “There is certainly no benefit in choosing TND I over TND II or vice versa” said Chair Vann.

Mr. Clark asked about *Lot and Yard Standards (2) Lot Size* with Chair Vann replying “there is no minimum lot size required for any of the permitted uses but you must have water and sewer.” Mr. Clark asked “can you bring in sewer? Can you do that?” Chair Vann replied “yes, of course” as she went on to briefly discuss community septic systems with regular inspections to prevent dewatering. Mr. Clark asked for additional clarification on where these lots existed. Mr. Throop replied “anywhere there is town water and sewer, referring to a map showing the location of water and sewer lines.” Chair Vann was specific with examples in close proximity to MacDowell Colony, areas along Powersbridge Road, and points south of the Route 101/202 intersection. When a member asked about the green areas on the water and sewer map Mr. Throop noted they identify conservation land that could not be developed. Surprised Mr. Clark asked “all lots? With no minimum lot size?” Ms. Ogilvie replied “right, but there is a maximum lot coverage.” She went on to explain that as long as the parking requirements are fulfilled and not everything is being paved, the ordinance is not specific to a housing type (single-, two- or multi- family). Mr. Gallus interjected “so this encompasses everything? Just extend the water lines?” with Chair Vann replying no, it does not” adding “it costs \$500.00 a foot to get water and sewer so the chances are slim to none of a lengthy extension. The end is at the end of the existing water and sewer lines, does

that help?” She concluded by noting few other areas along Old Street Road and north out past the High School that may benefit from the ordinance.

Citing the heavy traffic on his road (Union Street) Mr. Waitkins wondered about the amount of traffic the ordinance may generate. “Thousands of cars go up and down my road and no one is willing to keep the speed down” he said. He also noted concern for the potential traffic increase that would be created by the projected development of four new homes at 59 Union Street. “It is getting worse and worse with no one mitigating it” he said. Chair Vann replied “we are trying to mitigate that” adding “we cannot afford as a town to continue to develop in the rural district.” She reiterated her example of the payback (30 years) on paving an 800 foot long road. “We cannot keep doing that. Couple that with the demographics we have, it makes more sense to keep development close to town.”

Mr. Clark briefly reviewed the problem of septic systems that are not properly maintained as well as flawed systems that are continued to be used. Chair Vann agreed noting “this is an identified issue and told the members about regulations the state of Kansas has enacted for septic system that are regulated by towns. She told the members “Rodney (Bartlett, Town Administrator) would like to see that as an alternative.” A brief conversation about dewatering (the lowering of ground water by taking from wells and not renewing) being a big problem followed.

Ms. Ogilvie noted that since she began with the town in 2003 “this is the first time I have seen new people, younger people I have never seen before come out and share their concerns and opinions.” She went on to say “and they are saying *yes* this is exactly what we want, in-town location, decent (affordable) rentals” adding “we’ve heard this from young people, a group we do not typically see at public hearings.”

Chair Vann looked around the room and asked “are we ready?” Mr. Waitkins interjected “Peter? I would like to hear what you have to say about this.” Mr. Throop replied “I have not met with the Steering Committee on this. It would not be appropriate to make remarks until I meet with them.”

Mr. Jeungst suggested they all get more familiar and better acquainted with the language before the public hearing. Ms. Vann noted a great amount of additional detail and visuals would be provided at public hearing.

A motion was made/seconded (Zeller/Galus) to move the New Village Project II draft ordinance to public hearing with all in favor.

The members agreed to schedule the public hearing for Monday, December 12, 2016. Chair Vann noted “we only have GFA that night and they should be fairly straight forward, we have already seen them three times.” She noted the three choices they would have after the ordinance’s public hearing, “send it back for re-work, move it to ballot or declare it a disaster and stop it” adding “my guess is we will move it to ballot, that is my sense.”

The meeting adjourned at 7:05 p.m.

Respectfully submitted,

Laura Norton
Administrative Assistant