

# West Peterborough TIF Infrastructure & Improvements Project Meeting

10:00 am • October 20, 2007  
Masonic Lodge • Union Street • West Peterborough

## **AGENDA**

1. Welcome, Introductions and Opening Remarks - DPW Director Rodney Bartlett
  
2. Overview of the Process - OCD Director Carol Ogilvie
  
3. Recap of Last Meeting of October 12, 2007 - The Louis Berger Group
  
4. Development of Problem Statement
  
5. Development of Vision Statement
  - a. Background: Master Plan, Zoning Ordinance and TIF Plan (see separate sheet)
  
6. Next Step/Next Meeting

## EXCERPTS FROM MASTER PLAN, ZONING ORDINANCE AND TIF PLAN

### **MASTER PLAN EXCERPT:**

#### **WEST PETERBOROUGH.**

As noted above, the recognition of the importance of villages was strongly voiced during the Visioning Sessions. West Peterborough was the most obvious candidate for the resurgence of the true “Village,” where houses and businesses thrive as neighbors.

The natural and built environments seem to provide an ideal location for the Village from where the Nubanusit Brook carves out a piece of land by the Gates Mill to the area just above the Post Office. On that land is a row of historic mill workers’ houses with brick ends that make a strong architectural statement. Known as Overseers Row, with its duplex houses and a semblance of a town green, it has its own character. Denser housing was also present, as was other commercial land across the Brook behind Gates Mill.

### **ZONING ORDINANCE EXCERPT:**

#### **§ 245-9.1. West Peterborough District**

A. Purpose and Intent. The purposes of the West Peterborough District are: to preserve the historic development pattern of West Peterborough; to allow development in the area to respond to changing lifestyles; to allow uses that are currently not permitted by the ordinance; and to implement the Vision of the Peterborough Master Plan, which includes the support of compact settlement patterns, mixed use land development, and walkable communities that increase accessibility for people of all ages.

### **TIF PLAN EXCERPT:**

#### **III. Statement of Objectives**

The purpose of the district is to fund public improvements to roads, intersections, sidewalks, sewer, water, drainage, lighting, signage, utility poles and lines, landscaping or other associated improvements that will help to create and support development of mixed land uses, typical of historic New England villages, and consistent with West Peterborough’s own traditions.