

MASTER PLAN STEERING COMMITTEE

TOWN OF PETERBOROUGH, New Hampshire

Minutes of January 25, 2017

Members Present: Sue Chollet, Beth Alpaugh-Cote, Tyler Ward, Bob Holt, Teresa Cadorette, and James Kelly

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

Master Plan Steering Committee Co-Chair Chollet (Ms. Chollet) called the meeting to order at 5:45 p.m. “Thanks for coming” she said adding “and welcome to our visitors.”

Mr. Throop introduced Jim Callihan noting he had requested ten minutes of the Committee’s time to present what he and his neighbors were planning.

Mr. Callihan began by thanking the members for their time. He told them he was a resident living on Cunningham Pond Road and that he and several neighbors had noticed surveying of land around the pond was being done. “Wanting to keep an eye on that” he said they learned house lots were being subdivided on the easterly side of the pond. “The land is owned by the Peterson family who have maintained it, paid taxes on it and taken care of it for three generations” he said. Noting their concern “we met with Andy (Peterson) and the plan is a subdivision for 20 homes.”

Mr. Callihan noted the property had been on the market in the past. “Ten years ago we looked into acquiring it for the town but the price was too high and that fell by the wayside. Now the price is lower our neighborhood group would like to form a public and private alliance to acquire it and turn it over to town.” Citing the Vision Update for the Master Plan he noted the checklist for the prioritization of land conservation. (10/10 and 4/4 and 8/8 other attributes)

“This is preliminary he said adding “for review and consideration.” He went on to tell the members the neighborhood group was forming a fund raising group and while it was still a bit early, they had contacted the Russell Foundation and the Monadnock Conservancy and they would need a fiscal agent for collection of

contributions. He outlined the subdivision plan surrounding the pond and pointed out a hay field, hiking trails, and wildlife and fish habitat and migration corridors. “We think it is a great project” he said adding “and it fits perfectly with much of the work you are doing now. We would love to work together and engage with you in any way we can.”

Ms. Chollet briefly reviewed the process of Master Plan Chapter updates. “I am not sure how we would work together but for us to be aware of what you are doing is really important” she said.

Ms. Alpaugh-Coe suggested a similar presentation to the Conservation Commission (ConCom) with Ms. Chollet interjecting “and the Water Resources Committee.” Ms. Alpaugh-Cote noted that committee was now defunct. Mr. Ward noted “but the ConCom has taken over some of their responsibilities.” Mr. Ward also suggested the Harris Center, the Agriculture Commission and the Open Space Committee. Noting the current review and public hearings regarding the new Traditional Neighborhood Development (TND II) ordinance Mr. Ward also with a question suggested “and maybe the Planning Board?”

Thanking the members for their input Mr. Callihan said “we are in the very early stage of a wide open exploration with other groups and organizations. We are just beginning to come out with concepts.” He went on to say the neighborhood coalition “is not so much *not in my front yard* as it is a long term effort for the town.” He briefly listed several attributes of the parcel including its recreational use and potential for a back-up water supply. “It is a prime piece of land now (and) we hope a hundred years from now” he said.

Ms. Chollet suggested (if the effort was at a stage of coming public) the group get a table at town meeting and pass out information. Mr. Callihan replied they were looking cautiously toward the future. “Everyone seems willing to work with us, we are just trying to get it off the market before more development happens.”

Mr. Kelly asked about the town-owned land and beachfront at the pond. Mr. Callihan noted the land was town-owned and contiguous to what was on the market. Mr. Kelly then pointed out tax revenues would be lost if the land was donated to the town. “There is a need to know both sides of it” he said. Mr. Ward agreed interjecting “think about tax revenue from a \$500,000 home, we are looking at a very heavy budget this year that we have to pay for and we have to get creative on how.”

Mr. Callihan replied “it would be nice to have this parcel in perpetuity forever for Peterborough’s citizens.” He went on to say “I have lived there for 20 years and I have seen the water quality change, we see algae blooms in the summer that we did not see the first 10 years we were there.” He concluded the land surround the pond was a lot of ledge with dirt on top “so there is a concern about more homes.” In closing Mr. Ward suggested approaching the retirement communities for the potential of estate giving. “Thank you, we will explore all options” replied Mr. Callihan.

Minutes:

A motion was made/seconded (Kelly/Alpaugh-Cote) to approve the Minutes of November 30, 2016 as written with all in favor.

Ms. Chollet interjected “before we go on to the economic vitality update I need to tell you that Teresa (Dr. Cadorette) has found herself a bit under water with all the things she is involved with and is resigning for the Committee.” She thanked Dr. Cadorette for her service. “We will miss you” she said.

Economic Vitality Update:

Mr. Kelly announced the Economic Vitality Forum was scheduled for next Thursday and briefly reviewed the agenda of group discussion on the follow-up on the interviews they’d conducted with the business community. “The interviews were designed to identify the challenges the businesses have and how to deal with them in a *how to* approach.” He went on to say “the chapter content had been defined by the interview process and we’ll have businesses and other people from the community coming together to share ideas on how to move forward in a positive way.”

When Ms. Chollet asked “are we expected to be there as facilitators or participants?” Mr. Kelly replied “all will participate.” Mr. Throop noted they may call on members to be a facilitator or a scribe if needed. Mr. Throop went on to briefly explain the forum goals which included action-oriented idea generation on identified challenges. He reiterated that the current thought when economic development is mentioned is recruitment of new businesses to town. “What we need to do is focus on how to retain and grow the businesses we have and create a good environment for entrepreneurs to flourish in.” He went on to say “it comes down to the workforce. We want to recruit and retain young adults and young

families with sustainable housing.” “Middle housing” echoed Ms. Chollet with Mr. Throop replying “middle market housing that is sustainable to all residents.” Mr. Ward interjected “one of the big questions is how to include all the demographics.” Ms. Chollet concluded “well it is certainly an important piece for that chapter.”

New Village Project Update:

Mr. Holt gave a brief review of the Subcommittee’s work. He noted a request by Board of Selectmen’s Ed Juengst (Planning Board Liaison) for a workshop on the proposed Traditional Neighborhood Design Overlay (TND II) ordinance. “Are we invited?” asked Ms. Chollet with Mr. Throop replying “yes, this is a workshop so the Chair will decide the extent of public input.” He also noted Wednesday February 22nd was the targeted final public hearing on the ordinance “but we do have time for another if it is needed to put this to bed.”

Housing Chapter Update:

Mr. Throop reviewed the keys points of the Scope of Work draft from November 30th with Chair Chollet asking if there were and corrections or additions. Dr. Cadorette noted any data needed for the schools could be found on the state web site. As a point of interest Mr. Throop noted the student population at the elementary school level was up and the Peterborough Welcome Committee had reported several young families at their December “Meet and Greet” event.

The members had a short discussion on affordable housing. Terms such as sustainable, work force and middle housing were review. Mr. Ward noted “you hear affordable housing and you think about subsidized housing and we are not going there.” He went on to recall Mr. Belletete’s original development off Church Street was for condominiums ranging in price from \$160,000 to \$190,000 and noted “if he could put smaller houses on smaller lots he could sell them in the \$100,000 range.”

Confused, a member asked “just what is sustainability?” Mr. Throop replied “the notion of sustainability is where social, economic and environmental factors that foster smaller, less expensive housing are taken into consideration. The Housing Chapter uses the term work force housing.” Ms. Chollet interjected “we need housing for all ages.” “Ah, housing for all ages” echoed Mr. Ward.

Ms. Chollet noted a question she had about the Scope of Work. “On page 2 it says *research solutions from towns and housing coalitions that are having success.* What do you mean by that? Adding “success in what?”

Mr. Throop replied “it means success in getting sustainable housing actually built (and) that reflects what people want and what people can afford.” Ms. Alpaugh-Cote asked about a land trust approach with Mr. Throop noting a “community” land trust was different than a conservation land trust. He quickly added “but people making wages of \$11.00 to \$13.00 range are probably not buying houses.” It was noted that the update to the Housing Chapter should reflect different needs and income structures. Mr. Throop suggested they review the success of the Upper Valley Housing Coalition.

Recruiting Results:

The members reported back on their success in reaching out to prospective subcommittee members:

Individual who have agreed to participate are Jamie Conley, Corrine Chronopoulos, Lara Shook, Sabrina Morrissey and Susan (and perhaps a few other Board Members) from MATS, David Orgaz, George Sterling and Karen Hatcher are potentially interested.

Ms. Chollet asked “so are we ready to advertise?” With the members in agreement they chose March 8, 2017 at 5:45 p.m. for a kick-off meeting.

As the Committee adjourned at 6:40 p.m. Chair Chollet again thanked Dr. Cardorette. “We will miss you” she said.

Next Meetings:

March 8, 2017 at 5:45 p.m.

Wednesday, February 22, 2017 at 5:45 p.m.

The meeting adjourned at 6:40 p.m.

Respectfully submitted,

Laura Norton

Administrative Assistant