



TOWN OF
PETERBOROUGH
NEW HAMPSHIRE

Peterborough Planning Board

1 Grove Street
Peterborough, NH 03458
Office: (603) 924-8000 x 104
Email: ocd@townofpeterborough.us
Web: www.townofpeterborough.com

AGENDA

Monday, September 10, 2018, at 6:30 pm
at the Town House – Select Board Meeting Room

1. **Call meeting to order and introductions**
2. **Approve Planning Board Minutes**
 - a. **August 13, 2018**
3. **Public Hearing - Four lot Subdivision and Conditional Use Permit** of a .499-acre parcel owned by GATO Properties, LLC located in the General Residence Zoning District and Traditional Neighborhood Overlay Zone I, Parcel Number U024-021-000, located at 59 Union Street. The project proposes to remove an existing two-family home and subdivide the property into four residential building lots under the Traditional Neighborhood Overlay Zone I ordinance.

SEVERAL ABUTTERS TO THIS PROJECT WERE NOT NOTICED IN A TIMELY MANNER AND AS SUCH, THE PLANNING BOARD WILL OPEN THE HEARING AND CONTINUE IT TO THE PLANNING BOARD'S MEETING ON SEPTEMBER 17, 2018, BEGINNING AT 6:30 PM. NO TESTIMONY WILL BE TAKEN AT THE SEPTEMBER 10TH MEETING.
4. **Public Hearing – Conditional Use Permit** for a proposed Home-Based Business on a parcel owned by Wendy Mason and Earnest Merritt, located in the Rural District, Parcel Number R004-004-000, located at 53 Old Jaffrey Road. The applicant proposes to use part of an existing barn as an art studio to illustrate greeting cards and to pack and ship the cards. The applicant plans to hire two part-time employees and expects 2-3 outgoing shipments per week.
5. **Preliminary Consultation** – Conceptual review of a possible 17 to 26 lot subdivision of two parcels owned by EAM Peterborough Holdings, LLC, located at 69 and 75 Concord Street, in the General Residence, parcel numbers U016-041-000 and U016-042-000. This is a non-binding consultation.
6. **Preliminary Consultation** – Conceptual review of a possible reconfiguration of an existing three lot subdivision, all lots owned by Brian Nelson and located on Denise Drive, a private road off of General Miller Road, in the Rural District, Parcel Numbers R007-043-000/021/022. The applicant is seeking guidance on reconfiguring the three 11-acre parcels into two 3-acre parcels and one 27-acre parcel. This is a non-binding consultation.
7. **Other Business**
 - a. **Proposed Planning Board Site Visit on Monday September 17 at 5:00 pm to the Old Stone Barn Property has been postponed, date TBD.**
8. **Next Meeting**
 - a. September 17, 2018 at 6:30 PM, Select Board Meeting Room
9. **Adjourn**