
PLANNING BOARD 2018 REPORT

The Peterborough Planning Board was deep into its proposal to simplify the town's zoning regulations in January of 2018. The board had been working with a small group for more than eight months, and had held more than 15 public engagement events. The proposal was to move Peterborough to a 5-zone transect-based form-based code. The intention was to create districts that actually matched what was already built, using the overlay districts approved in 2014 and 2017, along with the West Peterborough code, the Village Commerce code, and the downtown commercial code. The code included building types for each district, matched to existing buildings already in those districts for the most part.

In spite of the extensive public work done by the board the proposal was defeated at town meeting. Subsequently the board agreed that the work was too important to abandon. A re-calibrating of the code was done in late summer, incorporating many of the suggestions made immediately before the vote.

A series of four public forums were held in late September and October, moderated by Sue Chollet, at which the recalibrated code was presented. After the forums were held, the board discussed them along with Ms. Chollet and agreed that too much controversy had been created before the vote in May 2018 to proceed further at this time.

The board agreed that, once the town had hired a consultant, a series of neighborhood meetings would be held in the late spring and summer of 2019, in anticipation of presenting a new version of the zoning code at town meeting 2020. These meetings would be in conjunction with the housing subcommittee of the Master Plan Steering committee and provide information for rewriting the housing chapter of the master plan, as well as informing the continuing work on the zoning rewrite.

In 2018 projects the board approved 51 units of new housing on town water and sewer using the existing TND 2 overlay district. On Church Street, a new street across from Divine Mercy Catholic Church, 19 cottages were approved. The board also approved a project using the Stone Barn on Old Street Road. This project includes 32 housing units, a café, and a farm. It, too, relied on TND 2 for approval.

The board also saw two projects that were not approved in 2018, but which carried over into 2019. On upper Union two single family houses and a duplex were approved, using the provisions of TND1. The other project, still in the approval process, is proposed to

create 12 cottages and some 8 duplex units (in four buildings) at the Woodman's Florist site on Concord street.

Respectfully submitted,

Bob Holt, chair

Ivy Vann, vice-chair