

**PLANNING BOARD
TOWN OF PETERBOROUGH, New Hampshire**

Minutes of February 11, 2013

Members Present: Vice Chairman Joel Harrington, Alan Zeller, Barbara Miller *ex officio*, Tom Weeks, Jerry Galus, Ivy Vann and Rich Clark.

Staff Present: Carol Ogilvie, Director Office of Community Development and Laura Norton, OCD Administrative Assistant.

Vice Chair Harrington began with "It is 7:03 p.m. I would like to call the meeting to order." He introduced the staff and members of the Board.

Opening Comments/Acknowledgement of Rick & Duffy Monahan

Vice Chair Harrington noted "I think to begin this meeting the record should note the Chairman's seat is empty in memory of our beloved Chairman Rick Monahan." He went to note "as many of you know after the service last Saturday there is really no more to say." Vice Chair Harrington added "I considered him a mentor" adding "how he envisioned this town and the work he did for this town. He was one of the finest Chairmen, how he handled applicants and worked so well with the members and OCD. We will miss him." Vice Chair Harrington concluded by noting "there will be a memorial in the spring, I hope you all can attend." He looked to the members and said "I saw a number of you at the service last week" adding "a lesson learned as a young man is to do something that lives beyond you. Call it a legacy or not but they left a lot beyond them. We will miss him and march on; doing what Rick would want us to do."

Vice Chair Harrington then asked if anyone else would like to speak. Mr. Zeller replied he had been at the memorial and experienced two hours of holding back the tears. "I did not know him that long, two years though I have been in town ten. He made an impact on me and I told him he was my mentor many times. He had a good sense of humor; I would tease him about getting his picture in the newspaper." Mr. Zeller then noted the meaning of the lyrics of the song "Live Like You Were Dying" by Country singer Tim McGraw. He went on to note he was inspired by his leadership and his respectful way of listening to people. "I hope that we can do everything we can to be proud of our work. He will be pulling for us to do our best and we will" he said.

Ms. Miller interjected "I agree with Alan" noting "the biggest tribute to them (Rick and Duffy) is to uphold the standard and ethics and values they had. It is a nice way to look at it." Vice Chair Harrington noted the get-togethers at Harlow's at Rick's urging. "We could not talk about Planning Board business, but we could talk" he said adding "and that made for an easier time on the Board, I appreciated it."

Vice Chair Harrington noted a letter of condolence was received from Plan New Hampshire. "I am not going to read it but I mention it for the record so future Planning Boards know how appreciative they were of Rick."

2013 Zoning Ballot Discussion

It was noted the Ms. Ogilvie had sent out a memorandum with her thoughts about the 2013 Zoning Ballot. "As you all know the clock did not stop ticking and now we are about five weeks away

from when I need a final ballot for the town warrant.” She went on to note that technically they could schedule a Public Hearing “but it would be without the benefit of a full public discussion, which is one of our primary goals going into this project in the first place.” She also noted the members themselves have not had adequate time to discuss and review the information from the Consultants (Infill Ordinance) and the two Subcommittees (Home-based Business and Open Space Residential Development). “In my opinion it would be risky to charge ahead” she said.

Ms. Ogilvie noted she worried (whether any proposed ordinance) passed *or* failed at town meeting “if the perception that we rushed to get something through would make it even more difficult to pass something the next zoning season.” She noted the alternative was to not put anything on the ballot this year, give the consultants time to complete their project on the Infill Ordinance and continue discussions with the Subcommittees on the other two proposals. “The danger in that” she said “is that the public may react badly to that, and may jeopardize any future attempts to put the ordinances forward.”

A brief discussion about the potential for Craig Hicks to bring forth a petition followed. Ms. Ogilvie noted that he had mentioned that possibility (regarding Commerce Park) and that the deadline for receipt of petitions was Thursday, February 14th. She reminded that members that they had not had sufficient time to look at options or invite the public in for discussion. Vice Chair Harrington agreed adding “my sense is that we need another year to do community outreach. I don’t want to rush into something that is so very important to the town.”

A brief discussion about the neighborhood meetings that were conducted by the OCD and Infill Ordinance consultants Caroline Radisch and Roger Hawk followed. It was noted the attendance was low despite public posting, neighborhood mailings and recruitment efforts. “Many of the attendees were Board members and Board members spouses” said Ms. Ogilvie. “I agree we need more time to have conversations with the public and you need more time the consultants” she said. Vice Chair Harrington agreed and noted the importance of visuals being involved in the process. Ms. Vann had volunteered to create model for future presentations. With a smile Vice Chair Harrington noted “so now Ivy has a year to work on her art project.”

A brief discussion about the Home-based Occupation and Open Space Residential Development followed. “Are we going to put everything on hold?” asked Mr. Weeks. The members agreed neither were controversial and deserved more time and attention. Vice Chair Harrington asked about the potential problem of stacking amendments the next year, Ms. Miller asked about attendance at a public hearing with only one or two amendments. “Who would come out for that?” she asked.

Ms. Vann asked “is there an expense?” Ms. Ogilvie replied “yes, there would be the newspaper cost (to post the Public Hearing) and the printing of the zoning ballot.” Hearing this Ms. Vann noted “frankly, I think we should wait. Why rush forward in 5 weeks and endure expenses for things that are not currently a problem? We should wait and do a comprehensive zoning package next year.”

The members once again briefly discussed the potential for Mr. Hicks’ petition. Ms. Ogilvie noted “we will know by Thursday” with Ms. Vann interjecting “if he *does* submit a petition we might consider adding the Home-based Occupation to the agenda.” Ms. Ogilvie noted “should the petition come in it would be noticed on February 21st for a Public Hearing on March 11th. Ms. Ogilvie noted that meeting date was also the date of their regularly scheduled meeting for March.

Mr. Zeller asked if the members would like him to approach Mr. Hicks noting "he lives in my neighborhood, we are friendly." The Vice Chair cautioned against any contact but noted "I think it is the sense of the Board that should a petition come in we may consider adding Home-based Occupation. Let's wait to the end of day Thursday and see." Mr. Weeks noted "I cannot remember a time when there was no zoning on the ballot." Ms. Ogilvie replied "this has been an unusual year. We had weather cancellations, a marathon case with Scott-Farrar and a tragedy."

A brief discussion about the current status of the consultants followed. It was noted that if there were in fact no items for the ballot the Board could take some time and have the consultants come in and spend some time going over the ordinance "without having to constantly check the clock." Ms. Vann noted the importance and benefits of visuals and suggested some sort of display. "We could set up our own little show-and-tell for people to go by and look" she said adding "it may not make a huge difference but if 10 people checked it out, that is 10 people." Vice Chair Harrington agree and suggested the potential use of an empty store front in the Downtown. Vice Chair Harrington also suggested investigating addition grant dollars for outreach throughout the next year.

Mr. Weeks noted "the draft they did was good" but added "the only thing is that the pictorial representation should be consistent with the regulations, and they are not." He went onto explain the streetscape across the street and the 300 feet in each direction should be consistent noting "I question how to get those measurements." Ms. Vann turned and said "they are on the tax maps" with Mr. Weeks replying "no they are not." Ms. Vann replied "yes they are." With a smile Vice Chair Harrington said "OK kids, let's move on."

Minutes

Ms. Vann noted that the record should show she left the January 14, 2013 meeting just prior to the conclusion of the consultant's update and the audience's participation.

A motion was made/seconded (Vann/Zeller) with all in favor but Vice Chair Harrington who abstained.

Board Composition/Members & Terms and Election of Chair and Vice Chair Vic Chair Harington noted "with the loss of Rick we have an empty seat" adding "I think, given we are so close to town election, and the fact that we have alternates that we leave his seat empty until the election." He went on to note "we have a good composition right now and just a week away for candidacies being filed." Vice Chair Harrington noted the members to think about good candidates. "Give thought on people we should be encouraging in the community" he said.

Ms. Vann interjected "I would agree. There is no advantage to naming a new full member at this point."

Vice Chair then noted terms expiring. He looked to Mr. Weeks and said "Tom is up this year." Mr. Weeks replied that he did not plan to re-up for another term. Vice Chair Harrington immediately replied "we are going to lobby you *really* hard Tom, we need the institutional knowledge you bring to this Board. I hope you will reconsider."

Mr. Weeks replied "I may consider being an alternate." Mr. Clark interjected "we love your facts, especially the obscure ones!" Mr. Zeller agreed and added "you are the Board historian."

Ms. Ogilvie reviewed the other member's terms, some of which are two years and the others, three years. Vice Chair Harrington reiterated that the members should be thinking about a good addition to the Board; "encourage folks that you know" he said.

As for the election of a Chairman and Vice Chairman, a motion was made/seconded (Miller/Galus) to appoint Mr. Harrington the new Chairman. Mr. Harrington noted "I am flattered and in Rick's honor I would be more than happy to accept." All were in favor.

Chair Harrington then noted "for the nomination for Vice Chairman, with thought to the history of his Board and institution and knowledge, I nominate Ivy as Vice Chair." Mr. Clark seconded the motion with all in favor.

Appointment of Planning Board Member to Minor Site Plan Review Committee

Ms. Ogilvie briefly explained the responsibilities of this position. She noted the Committee was made up of Department Heads (Fire, Police, Code Officer, OCD and DPW) and a Planning Board representative, and do minor site plan reviews that involve landscaping and parking lots. Mr. Clark volunteered to fill this position.

Appointment of Planning Board Member to Master Plan Steering Committee

Ms. Ogilvie again briefly explained the responsibilities of this position. Ms. Vann volunteered to fill this seat.

Other Business

The members briefly discussed the particular skill sets they may be looking for in encouraging a new member. Ms. Miller asked "a developer or someone in construction?" They noted Mr. Weeks' interest and knowledge with wetland issues as being a tremendous asset. Chair Harrington also noted "the architectural aspect we lost was a great asset as well." Ms. Miller asked "someone like Dave Drasba or Scott Swenson?" Chair Harrington noted "not just any architect, a community-based architect." Ms. Vann noted she knew Mr. Swanson adding "he was a Protégée of Rick, he has served on several Boards, he lives in town and he is a nice guy. I will talk to him."

Ms. Miller asked "how about someone with market design experience? Or someone in the energy field?" Mr. Weeks noted "someone with surveyor or engineering experience would be good."

Chair Harrington told the members "give it some thought, and go and reach out, have conversations" adding "we need someone that can work with others, they don't have to agree with everything but the fit is *so* important, without it the Board is dysfunctional." The members laughed as Mr. Clark shook his head up and down and replied "I agree, I appreciate all your opinions, but I don't agree with any of them."

The meeting adjourned at 8:16 p.m.

Respectfully submitted,

Laura Norton
Administrative Assistant