

**PLANNING BOARD  
TOWN OF PETERBOROUGH, New Hampshire  
Minutes of April 14, 2014**

**Members Present:** Chair Ivy Vann, Tom Weeks, Barbara Miller, Jerry Galus, Alan Zeller, Rick Clark, and Audrey Cass.

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

Chair Vann called the meeting to order at 6:32 p.m. She introduced the Board members and Staff.

Minutes:

A motion was made/seconded (Miller/Zeller) to approve the Minutes of March 10, 2014 as written with all in favor.

Chair Vann complimented the minute taker noting “these are a thing of beauty and we are grateful for them.” She also noted how valuable the minutes are in building the record.

Chair Vann then opened the continuation of a public hearing for an application for Subdivision of 161 Wilton Road, to create two lots accessed from a new public road and a Conditional Use Permit to permit crossing the Wetland Protection Buffer Zone.

Mr. Throop noted for the record he had received a correspondence on April 11<sup>th</sup> that requested a continuance of the public hearing to the May 12, 2014 Planning Board meeting. That correspondence was signed by Brian Vincent, Senior Project Engineer, Nobis Engineering, Inc.

Mr. Weeks asked “will the plans be complete then?” with Mr. Throop replying “yes.” He went on to note many of the items being addressed before the next meeting included the alteration of terrain permit from the State, suggestions received for the Conservation Commission and modifications of the sewer easement. “A whole host of things” he said adding “there was too much to do in to short a period of time to be ready for tonight’s meeting.” Mr. Throop assured the Board that there would be “far fewer conditions than if we had proceeded tonight.” He noted the application was complicated and it was a mutual agreement that it would be better to approach a decision with a more finalized set of plans.

“Let’s do it right and get the plans before the approval” he said. Chair Vann agreed noting “the more I looked at it the more *unhappy* I was with it.” She went on to say “we need a clean plan with as few conditions as possible. I am delighted with the continuance because we will end up with a better product.”

A motion was made/seconded (Zeller/Cass) to continue the public hearing to create two lots accessed from a new public road and a Conditional Use Permit to permit crossing the Wetland Protection Buffer Zone to the May 12, 2014 meeting beginning at 6:30 PM in the Town House with all in favor.

Chair Vann then opened the continuation of a public hearing for the Site Plan Review for Divine Mercy Church to be located on newly created lot at 161 Wilton Road. The application includes a request for a waiver of Site Plan Regulations Appendix B, (A) Parking Design (6) which requires one bicycle space for every 20 parking spaces; and Appendix B, (B) Parking Lot Landscaping (4) (d) which requires “berming, curbs, or other protection” around parking lot planting areas to “prevent damage to trees and shrubs.”

She looked up and said “so now we do the same thing for the church.” Ms. Miller interjected “why would we not approve this?” with Chair Vann replying “there is no reason not approve it but we don’t want to do it tonight because of what I just said.” She went on to say “the plan becomes the legal record and any alterations to the plan set makes it less easy to read and follow what is supposed to happen” adding “we want a complete plan with everything on it.”

Mr. Throop briefly explained the procedure of reviewing plans and noted that if an application is complete the Board shall begin formal consideration and shall act to approve, conditionally approve or deny the application with 65 days. He also explained that if a decision is not made within the timeframe the applicant may appeal to the Board of Selectmen who would in turn directly order the Board to act within 30 days. He added that secondly it was the Planning Board’s job to determine that the plan and the proposal meets the Board’s standards. “You might really like a plan but if it does not meet the standards you should not approve it” he said. A brief discussion about a continuation versus an extension followed with Mr. Throop noting “we continued it so we don’t have to re-notice it.”

A motion was made/seconded (Weeks/Zeller) to continue the public hearing to the Board’s meeting on May 12, 2014 beginning at 6:30PM in the town house of the Site Plan Review for Divine Mercy Church to be located on newly created lot at 161 Wilton Road. The application includes a request for a waiver of Site Plan

Regulations Appendix B, (A) Parking Design (6) which requires one bicycle space for every 20 parking spaces; and Appendix B, (B) Parking Lot Landscaping (4) (d) which requires “berming, curbs, or other protection” around parking lot planting areas to “prevent damage to trees and shrubs.” With all in favor.

Chair Vann noted a concern she had with one of the waivers but Mr. Throop urged her not to discuss anything about the application as the applicant was not present. “Of course, you are right” replied Chair Vann.

Discuss Agenda for Public Information Session on Proposed Zoning Amendments: “I’ll turn this one over to Peter” said Chair Vann. Mr. Throop distributed a copy of the Ballot as well as the Final Posting for Proposed Amendments to the Zoning Ordinance. “This is the actual information people will see when they step into the voting booth” adding “every word added or deleted is here.”

Mr. Throop told the Board about some Traditional Neighborhood Design grant money that was left over “so we will have Caroline Radisch present. She has agreed to give a brief presentation.” He added that former OCD Director Carol Ogilvie would also be present as she was very involved with the amendments prior to her retirement. He reiterated the date of March 21<sup>st</sup> at 6:30 p.m. in the Upper Hall of the Town House for the informational session noting “we need to be prepared to go through each one of these amendments.”

A brief discussion about the set-up of the room followed with the members in agreement that they sit in the audience. “There is no reason to sit at the long table” said Chair Vann adding “the experts will be there to explain how we arrived at this zoning, it is not our party anymore. We will let the people who are talking – talk but there will be no debate on the merits of the amendments. This session is to explain what the amendments will do. It is for people to sit, listen and ask any questions they may have.” She noted Mr. Throop could field questions but was adamant that they stick to what the amendment says and how it would work. “We have to make sure the *I don’t likes* are not what we are talking about and that they will get their turn at the voting booth.” Ms. Cass agreed noting “I like the informality of it.”

Mr. Weeks asked if each amendment would be reviewed with Mr. Throop replying “I think we should be prepared to go through them all.” He went on to note the SB2 rules require public hearings so far ahead of the ballot that “often times people do not remember what the amendment is about” adding “we will go through them in the order of the ballot.”

It was noted a sure question would be the difference between the Planning Board supported Innovative Subdivision Design amendment and the Citizen Petition amendment of a Voluntary Innovative Subdivision Design. Mr. Weeks interjected “the question is going to be *what is the difference?*” Mr. Throop suggested the Board be forthright and acknowledge their vote on the amendment was split and now it is in the hands of the voters. Ms. Cass suggested a visual of some kind with Mr. Throop noting he could project it. Chair Vann suggested having hard copies for review “people like to hold things in their hands” she said.

Mr. Throop reiterated the meeting would be Monday, April 21<sup>st</sup> at 6:30 in the Upper Hall of the Town House. He noted the notice would be posted to the web site and that the advertisement for the public session that ran April 10<sup>th</sup> would be rerun for April 17<sup>th</sup>. “This is a great idea” said Ms. Miller.

Updates from Board Members serving on other Committees:

Mr. Zeller and Chair Vann each gave an update of the Visioning Forum they had participated in over the weekend. They reported 7 topics with about 9-10 breakout groups. Mr. Throop reported about 160 attendees on Friday night and 120 on Saturday. “People were coming and going” he said. Mr. Zeller added “people got to speak their minds so they were happy. They could walk away with the sense that they said what they wanted to say, and I heard a lot of opinions.” Chair Vann agreed, “it was successful and exhausting” she said adding “it will be interesting to see what kind of synthesis comes out of this from UNH.”

Chair Vann then distributed a graphic of a building that looked very similar to the downtown Granite Block. She noted the graphic was by Frank Norris “and it is terrific, it shows *who* (public sphere, private sphere) is responsible for what.” She concluded “it is good designing and how important that is in small towns.”

Ms. Miller announced that the Board of Selectmen would hear Senator Andy Sanborn speak about the debate to eliminate the death penalty in New Hampshire “come and share your views” she said.

Mr. Zeller asked about the outcome of the participants who stayed over to participate in the land use exercise. This exercise consisted of a town map and the questions of where to put future residential and commercial developments.

“It was fascinating” Mr. Throop told the members noting “after about a half an hour they had not made any progress. In fact they were struggling and realized that

it was a complicated task.” Mr. Throop noted he had given general assistance “a bit of Planning 101 if you will” he said.

Again Mr. Zeller noted the citizen’s petition and asked if there could be something that would explain the difference between the amendment and the petition. A brief discussion followed where it was noted that petitions are filed as received and they cannot be amended. Chair Vann noted the Agricultural petition that came in with the Board not voting to support it. “It is a great idea and gosh, we are sorry we did not think about it but it was not supported because it mentions a zoning district that does not exist and we could not change it.” Mr. Weeks interjected “it is too bad that is not allowed (legally); it makes us look bad.”

Ms. Miller noticed that Carol Nelson was in the audience and asked why she was present. Ms. Nelson replied she had been asked to consider being an alternate of the Planning Board and had come to experience a meeting.

Next meeting: Monday April 21, 2014 at 6:30 pm in the Town House

The meeting adjourned at 7:15 p.m.

Respectfully submitted,

Laura Norton  
Administrative Assistant