

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

Minutes of October 8, 2012

Members Present: Chairman Rick Monahon, Alan Zeller, Rick Clark, Alternate Audrey Cass, Tom Weeks, Ivy Vann and Barbara Miller, *ex officio*.

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

Chair Monahon called the meeting to order at 7:02 p.m. He welcomed the audience and introduced the members and staff. He noted the first item on the agenda was an informal discussion with representatives of the Scott-Farrar Home. Ed Despres, who spoke at the preliminary meeting in September, introduced John (Jay) Heavisides, PE from Meridian Land Services.

Mr. Clark recused himself.

Mr. Heavisides thanked the Board for their attention. He noted he was the engineer that was working on the project. "We are here tonight for procedural clarification and a little guidance" adding "and to let you know where the project is and what we are trying to accomplish."

Mr. Heavisides noted a request for a joint meeting of the ZBA and Planning Board. "We will need a Special Exception for the use and a Variance for the impact within a buffer." He noted "We have prepared a Site Plan but we do not have a completed application." Mr. Heavisides went on to note "we have tried to hit the major things on the checklist to give you enough to start a review and hopefully accept the application as complete at the joint meeting." He briefly reviewed the need for the ZBA approvals and how their decisions may alter the plans.

Ms. Vann noted she had reviewed the checklist and said "primarily it looks like the things that are missing are indeed the things for the state" adding "I did notice the lot lines were missing as well as the driveway and road locations." She asked "are those contingent on the ZBA decision?" Mr. Heavisides replied that one lot of the property was going through probate right now "but the roads are all within 200 feet" he said.

Ms. Miller asked if it would be helpful to review every item that had not been submitted. Mr. Weeks asked "those items that check *no* will eventually be coming though right?" "Oh yes," replied Mr. Heavisides. Ms. Miller asked "will those things be available by the 22nd?" Mr. Heavisides replied "no, it all depends on how the ZBA meeting goes, then those items can be submitted." A brief discussion about the rules of procedure and the rules regarding the review of the original plan submitted versus review of an *updated* plan followed. Chair Monahon concluded that with the circumstances of a joint meeting pending "we would allow you to prepare for that evening. No one knows how it will go or how many meetings it will take for both your requests."

Ms. Vann asked “so if he arrives with completed plans (with everything on it) would we refuse to look at it?” Chair Monahan replied “an applicant can bring in updated or corrected plans in any stage of the site plan review process.”

With regards to the checklist, Ms. Vann noted “It is my sense that I am willing to wait on all these items.” Chair Monahan agreed and noted “they have not asked for *any* waivers, they have just not submitted some of the checklist items as of yet. This reflects the progress they have made to date.”

It was noted that the joint meeting would hopefully be a way of accelerating the process for the use and impact issues “but it is not a purpose to accelerate the engineering process” said the Chairman. Mr. Heavisides acknowledged him by adding “we hope you have enough information without being totally complete because of the possibility of having to re-do it.” “That’s right” interjected Ms. Vann noting “some of the plan could be altered by the ZBA decision. I am quite comfortable with the list being substantially complete.”

Mr. Weeks asked if there had been any discussion on the light plan. Ms. Ogilvie replied “no, we will do a staff review on Wednesday.”

Chair Monahan asked Ms. Ogilvie if a vote on the checklist was necessary with Ms. Ogilvie replying “no, this is a non-binding discussion.” Mr. Heavisides concluded by thanking the Board “I will see you the 22nd” he said.

Chair Monahan noted he had seen two members of the Heritage Commission in the audience. He assured them they would get to present their views in a public hearing during the joint ZBA/Planning Board meeting. Ms. Vann asked if the Planning Board should expect to accept the site plan proposal on the night of the 22nd with Ms. Ogilvie replying “it depends on the ZBA; they must get through their process and reach a decision” adding “typically you would not accept a plan with a pending ZBA decision.”

In conclusion the members briefly discussed the pros and cons of starting the procedural 90-day clock. “I don’t recommend that” said Chair Monahan. Ms. Ogilvie noted the problem of starting the 90-clock “is being tied to the clock.” Ms. Vann agreed adding “why borrow trouble?” Chair Monahan’s last thought was “we are not trying to buy time, there is nothing gained in the planning process without being sensitive to it.”

The Informal Discussion closed at 7:20 p.m.

Community Planning Grant

Ms. Ogilvie gave a brief update of the status of the consultants for this grant. She noted she would be meeting with them tomorrow when they come to town to take a look around “and review the process we have gone through the last few years.”

Report of Planning Board Members serving on other Boards or Committees

Chair Monahan told the members he sits on the Library Forum (as does Planning Board member Alan Zeller) and gave a brief update of the progress they have made. Ms. Miller asked what the

forum was called with Mr. Zeller replying “the Library Forum Steering Committee.” Ms. Vann asked “who is in charge?” with Chair Monahan replying “Gordon Peery.” Mr. Zeller noted he got the sense that the group “wanted the Library to be what the Town House is, the center of all social activities. I think that is kind of what they want” he said. Chair Monahan spoke briefly about the models and elements of programs that other communities have done to make their Library “a richer, more interactive space.”

The members briefly discussed the huge technological changes over the past 15 years, and all agreed they were exposed to constantly evolving conditions. Mr. Zeller questioned if they were not repeating themselves for their efforts in 1996 and 2002 it seems like they are doing the same things” he said, adding “it is time to fish or cut bait.” Ms. Miller looked at Mr. Zeller and asked “analysis paralysis?” Chair Monahan concluded “programming is the first step.”

Ms. Vann jokingly said “they need a new front door.” Mr. Weeks briefly mentioned the problem they have been experiencing with pellet dust from the heating system.

Ms. Miller gave a brief report on the status of the GAR Hall. She briefly reviewed §41:14 A that allowed the town to make the decision to put out an RFP noting the level of control over the building was kept intact this way.

She reviewed how it was responded to and the negotiations of a potential sale to a private citizen in town. She also noted the pushback from the Charitable Trust Division of the Attorney General’s Office about the potential sale, citing violation of the intention of the building given so many years ago.

She reviewed the options which included fighting the AG’s Office in court, keeping the building moth balled for now while it continues to deteriorate, or putting it on the market for the assessed value and see what happens. She noted the Board of Selectmen were leaning toward the first option as the second option does nothing positive and the third option, with an assessed value of \$178,000.00 seemed unrealistic “and we would have *much less* control of who buys it” she said. Ms. Miller spoke very briefly about the various things that may be done to preserve the building’s character (a preservation easement being the most obvious) “but even then” she said, “we are very limited.”

The members briefly discussed the potential of setting precedence for other small towns facing the same problem. Ms. Vann noted the cost of going to court and the cost of mothballing the building for the next year would be important figures to have.

Minutes

A motion was made/seconded (Miller/Zeller) to approve the Meeting Minutes of September 10, 2012, and the Consultant Interview Minutes of September, 10, 2012 and September 17, 2012 as written with all in favor.

Other Business

Ms. Vann briefly mentioned the OSRD group that had been formed awhile back. She noted they had not met and asked who might have been interested. She volunteered to head the group to get

it going. Ms. Cass noted she was interested with Mr. Clark interjecting “I’ll go along with that.” They agreed to meet at 6:15 a.m. Thursday, October 11th at Nonie’s. “I just want to get started” she said.

The meeting adjourned at 7:42 p.m.

Respectfully submitted,

Laura Norton
Administrative Assistant