

## **PLANNING BOARD**

### **TOWN OF PETERBOROUGH, NH**

Minutes of May 14, 2018

**Members Present:** Chair Ivy Vann, Alan Zeller, Tyler Ward, Ed Juengst, Jerry Galus, and Dario Carrara

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

Chair Vann called the meeting to order at 6:30 noting “this is a regularly scheduled meeting of the Planning Board for May” and introduced the Members and Staff.

#### **Minutes:**

A motion was made/seconded (Galus/Carrara) to approve the Minutes of April 9, 2018 and April 16, 2018 as written with all in favor.

#### **Planning Board Alternate Position:**

Chair Vann told the members “our first order of business is to appoint an alternate and former Board of Selectman Liaison Ed (Juengst) has volunteered.” A motion was made/seconded (Carrara/Galus) to appoint Mr. Juengst as an Alternate position on the Board with all in favor.

**Continued Public Hearing:** Two Lot Subdivision of a 174.57-acre parcel owned by Lavinia Clay, located in the Family Zoning District, Parcel No. U004-001-000, located at 188 Old Street Road. The project proposes to create a 7.5-acre lot surrounding the “Second Burying Ground” cemetery owned by the Town of Peterborough, with 411.96 feet of frontage along Old Street Road on south side of the Town parcel and 585.02 feet of frontage on Old Street Road north of the Town parcel. The purpose of the subdivision is to create a proposed burial ground. The remainder lot will consist of 167.07 acres with 936.21 feet of frontage on Old Street Road. The applicant is requesting waivers of Planning Board Subdivision submission requirements, Section 237-14. B.18-21.

Mr. Throop gave the members a brief update with a request from the applicant to continue the case to the June meeting.

A motion was made/seconded (Galus/Zeller) to continue the case to a date and time certain of June 11, 2018 at 6:30 p.m. in the Board of Selectmen's Meeting Room with all in favor.

**Public Hearing:** On a 19-Lot Subdivision of a 6.96-acre parcel owned by 161 Wilton Road LLC located off of Church Street, Parcel No. U019-001-100. This is a new subdivision plan to replace a previously approved 28-unit condominium subdivision located in the General Residence zoning district. The subdivision has been designed in accordance with Section 245-15.4 "Traditional Neighborhood Overlay Zone II", which requires the granting of a Conditional Use Permit.

Chair Vann began by noting the application must be substantially complete and a motion was made/seconded (Zeller/Galus) to accept the application as substantially complete with all in favor.

Chair Vann looked to the audience and said, "there will be no decision tonight, but I would like to ask the applicant to present."

Applicants Jack Belletete and Peter LaRoche were in the audience. Mr. Belletete stood and introduced himself noting they had been before the Board late last year "and we have done a lot of design changes and simplification of the buildings and a 20-foot setback for the garages." Chair Vann interjected "what is the pitch (of the roof)" with Mr. Belletete replying "9 on 10 but we can go to 10 on 10." Chair Vann noted "you need to do that, they are a little flat."

Mr. Belletete went on to describe the driveway for the development. He told the members he and Mr. LaRoche had met with Town Administrator Rodney Bartlett and Office of Community Development Director Peter Throop to discuss the road width and had agreed the width would be 18 feet (9 feet for each travel lane) with sloped granite curbing the entire length on the east side and the first 150 feet (just past the catch basin) on the west side. He went on to note a 3-foot shoulder on each side for stabilization as it is expected vehicles will park on the shoulder and would also allow for pedestrian and bike traffic.

"So, do you want to talk about this now or later?" interjected Chair Vann. Mr. Belletete reiterated his meeting with town staff stating he thought they were squared away. The discussion that followed included what Chair Vann had taken away from *her* meeting with Mr. Bartlett (also) last week (which included 18 feet of paving and sloped granite curbing on *both* sides of the street with 3-foot stabilizers "grass through pavers of some kind" she said), the need for a new

drainage plan (to which Mr. Belletete noted “we’ll just redo the one we have” and Chair Vann replying “that is fine as long as it works, that is all we ask for”).

Mr. Throop noted the requirement for a 50-foot Right-of-Way (replacing the previous 40-foot ROW) and the minor adjustments to some of the lots sizes and frontages in the development to accommodate it.

Mr. Belletete and the Board reviewed several options including pavers, hard packed gravel, concrete and painted asphalt. Discussion also included slope and drainage, the need for road stabilization, parking and plowing. Chair Vann told the members “Rodney told me the town requires 24 feet of roadway, we don’t want that.” She reiterated what she thought the solution was (which included 18 feet of asphalt with sloped granite curbing on both sides of the road and 3 feet of stabilizer on each side that consisted of some sort of grass through pavers). “Those are expensive, and they don’t plow well” interjected Mr. Belletete adding “after our meeting our interpretation was 18 feet of asphalt and 3 feet of gravel on each side.” Chair Vann replied, “we are not asking you to plow them, only the 18 feet of asphalt (and) gravel doesn’t plow well either.” Chair Vann went on to say “gravel makes it look too wide, we want to hold the road at 18 feet. Rodney may not care but we do.” She then suggested more conversation on a compromise.

A brief discussion about the importance of having the road stabilized followed noting drivers were apt to mount the curb to park partially on the shoulders. When curbing on both sides of the road was suggested Chair Vann noted “I do not want 24 feet of paving. I understand clear curbing both sides is cheaper than stabilization but you still have no latitude, you still have to negotiate on the 3 feet on either side of the road.” As the Board revisited hard pack, concrete and pavers Chair Vann noted the importance of aesthetics as well. “That is our job” she said. Mr. Belletete told the Board he would look pavers and Chair Vann volunteered to investigate stabilization methods that may be less expensive. “We need to figure out what to do with the shoulders” she said. She then reiterated her recollection of the road plan she discussed with the Town Administrator which included 18 feet of asphalt with sloped granite curbing and pavers on both sides. “There would be no markings on either side, it would be New Hampshire’s first woonerf” (a Dutch design, human-created design principle that improves safety for pedestrians and cyclists) adding “which seems like the right thing here.”

Mr. Belletete reiterated most drivers will put two wheels over the curb to get off the road. “It happens all the time on Concord Street” he said and suggested they

make the stabilized area a light gray instead of black. Chair Vann replied, “I am in violent agreement” adding but having 18 feet of pavement and 3 feet of hard pack “reads as more road, regardless of what color it is.”

Mr. Throop interjected the importance of stormwater management as well. “It is a big piece of the puzzle” he said. Concerned, Mr. Juengst told the members “we hear a lot about affordable housing but then it seems like we put up obstacles. We need to do this, we can’t talk out of both sides of our mouth, we need to find a way to comprise.”

Mr. Ward asked if the proposed development was in the newly created TIF District (it is) and if the applicants intended the road to become a town road (they do). Mr. Ward reminded them the road would have to be accepted by the Board of Selectmen as a town road.

Chair Vann acknowledged the proposed development as a much better plan “I have always said that.” adding is it is a short road with a lot of houses on it.” She then for a sense of the Board. “Do we give it up? Go with 18 feet of asphalt and gravel on each side?” she asked. Mr. Carrara replied, “I don’t think we should have more than 18 feet of pavement.” Another member interjected as long as it is stable on both sides I don’t care one way or the other.” Mr. Juengst noted “we don’t have to give it up tonight.” Mr. Throop suggested they take it back to Mr. Bartlett for a compromise. “Let’s do that first” he said adding “perhaps we could go with 2 feet of gravel, Rodney may be able to live with 21 feet with the last foot covered with loam.” Mr. Throop went on to mention while the stormwater plan for the original condominium subdivision had been approved by the Town’s independent stormwater consultant. The current subdivision submitted under the Traditional Neighborhood Overlay Zone II (TNOZ II) includes changes in the drainage system, building configurations and road width that were *not* reflected and a subsequent review would be necessary. He also noted a Conditional Use Permit is required with a TNOZ development. He concluded by noting the criteria to be evaluated for a Conditional Use Permit was outlined in their Staff Report.

In closing Chair Vann reminded Mr. Belletete “the closer you can get to a 12 on 12 roof pitch the better.” Mr. Zeller had several questions about the actual buildings on the site (any two-car garages? *Not likely*; basements? *Not sure, possibly some on the west side, none on the east side*; All single story? *There will be some two-story units* and Any discretion to make a three-season porch? *Most of the lots are*

*deep enough for a porch while still staying within the 40% impervious lot coverage of the overlay.*

Chair Vann then opened the hearing to the public.

Heather Peterson introduced herself and noted that for over 200 years the aesthetic used to describe buildings in New England has been cape-codder or cape-contemporary. “We are no longer doing that” she said adding “it creates a negative connotation of chopped up rooms and low ceilings.” Ms. Peterson went on to say “Cottage is a good word.” Chair Vann replied “we just don’t want a Florida or midwestern pitch to the roof and 12 on 12 pitches show up in cottages too Heather.” Mr. Ward interjected he felt 12 on 12 pitches were a construction waste “you get more roof than house” he said.

Jim Marsella introduced himself and told the members he appreciated the aesthetics of a pitched roof, he worried about the view impacts to the Divine Mercy Church. “We would like to maintain as much of the view as possible” he said.

A motion was made/seconded (Galus/Carrara) to continue the public hearing to a date and time certain of June 11, 2018 at 6:30 p.m. with all in favor.

### **Workshop – Proposed Amendments to the Planning Board Regulations:**

Tabled

### **Other Business:**

Chair Vann began with “I have something to say, we cannot abandon zoning simplification.” She and the members reviewed a plan to go forward. This plan included a collection of all the statements made about what people did not like about the new form base code and making alterations. “I don’t think people could visualize what we were doing” she said. She told the members Kara Wilbur, Director at *Principle Group* (an urban design and development firm) in Portland Maine has agreed to review the code and do some tweaking “for people to get a better sense of what we mean.” Chair Vann went on to suggest a computer app to show how form base code would present in specific neighborhoods (including base zoning and overlays). “I think we need to keep working on it, we said we would so what do you think?” she asked the Board. Mr. Juengst replied “keep working on it, it has a lot of good in it. I think we need to focus of the fears of the ordinance and address them.” The members agreed to review the ordinance in-house and then send the document to Ms. Wilbur for tweaking. Mr. Carrara noted “I think we generally agreed we have not lost the work we have done, it is still there.” Mr.

Juengst added “people saw a lot of good in it, we just need to slow down, it is a lot to digest overall.”

The members also agreed the material would not be brand new “so when we revisit it and come back people will be more familiar with it” said Mr. Juengst. Chair Vann concluded “we’ll overcome major perceptions and work through them, after all there is not one piece of the code that is not being used somewhere in town right now.” Mr. Juengst agreed adding “we need to keep it as simple as possible.”

**Next Meeting:**

June 11, 2018 at 6:30 p.m.

The meeting adjourned at 7:30 p.m.

Respectfully submitted,

Laura Norton

Administrative Assistant