

PLANNING BOARD
TOWN OF PETERBOPROUGH, NH

Minutes of June 18, 2018

Members Present: Ivy Vann, Dario Carrara, Joe Hanlon, Bob Holt, Tyler Ward, Ed Juengst and Jerry Galus

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

Chair Holt called the meeting to order at 6:30 p.m. and introduced the Members and Staff.

A motion was made/seconded (Carrara/Vann) to seat Alternate Ed Juengst with all in favor.

Minutes:

A motion was made/seconded (Vann/Carrara) to approve the Minutes of June 11, 2018 as written with all in favor.

Continued Public Hearing – 19 Lot Subdivision of a 6.96-acre parcel owned by 161 Wilton Road LLC located off 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.

Jack Belletete introduced himself and Peter LaRoche and distributed sets of the most recent plans to the members. Referring to a list of questions, concerns and issues given to him by the Board at the last meeting he addressed each one individually:

He began with Sheet C2 (Proposed Plan) of the Site Plan noting it had been modified to show the location of all houses, garages and driveways on each Parcel. “The parcels have been modified so that all parcels meet Lot Frontage, Lot Size, Front, Side and Rear Setbacks and Lot Coverage standards in the TND II overlay zone.” He said adding “the plan indicates that three house models will be available.” Mr. Belletete requested that in the event a buyer preferred to change from one to another of the three models, that staff would be authorized to approve that change administratively.

The road design has been modified to provide a 50-ft wide right of way along the roadway and at the hammer head turnaround at the end of the road, right of way extends 5-feet beyond the paved area. The road surface has been modified to be 18-feet in width with a 2-foot gravel shoulder on the west side of the road. The east side of the road has slanted granite curbing which will be bedded and backed with concrete. The first 100 feet of the west side of the road will also have slanted granite curbing to accommodate storm water management along the steeper section of road. A 12-inch thick gravel subbase will extend 4-feet beyond the edge of the travel pavement on both sides to provide stabilization for cars that pull off the road. “The Town Administrator has approved this design” he said.

The grading has been modified to show drainage swales between each house. “This is necessary to demonstrate the ability to meet the Building Code requirements for moving water away from a building foundation” he said adding “and it has been requested that spot elevations be added to the swales on the plan prior to signature by the Chairman.” He noted the location of foundation drains associated with the houses on the west side of the road will not be available until construction. A note indicating that footing drains will be installed and typical construction detail for the footing drains will be added to the plan prior to signature.

Moving on to Sheet C4 (Utilities) of the Site Plan Mr. Belletete noted the sewer system design has been modified to show the sewer laterals serving lots 1- 3 and lots 16-19, now have clean outs at either end and the locations of the lateral lines are now crossing the individual parcels (private land) rather than in the Town right of way (as required by DPW). Mr. Throop told the Board notes indicating a maintenance easement will be required for these lateral lines and the sewer cleanout for each house will be install outside of the house at the point where individual sewer lines leaves each house.

Mr. Belletete reviewed the site and building design guidelines for TNOZ II including Town water and sewer, the lot and yard standards (5000 square foot lot, minimum frontage of 50 feet, maximum of 40% lot coverage, front setbacks of at least 2 feet but not more than 20 feet), building design and orientation of the front door to the street with the orientation and spacing of doors and windows and the shape and orientation of the rooflines reflecting “traditional Peterborough forms” and parking in the rear of the building.

Mr. Throop noted the stormwater report for the project was submitted to the Town’s independent drainage consultant for review. The Members reviewed the landscaping

plan, noticed long stretches without trees and discussed the additional of trees in a patterned format. They also briefly discussed the caliper of the trees (currently most being 3 to 3.5 caliper). “I would have to look it up, but smaller caliper trees do better” said Mr. Throop. Ms. Vann noted “I will make a note to go back to the parking lot standards for the caliper of the trees for this plan.” Mr. LaRoche suggested considering trees that were salt resistant.

With no other questions for the Board Chair Holt opened the hearing to the public (and) with no questions from the public, Chair Holt closed the public hearing. At this time Mr. Throop informed the Members “Mr. Belletete and Mr. LaRoche will be adding a 20th lot that will not be a buildable lot” adding “this lot is approximately one acre in size and contains the town-owned (Church Street) sewer pump station and drainage structures.” Mr. Throop told the Members the lot was being offered to the town. “It is entirely in the Shoreland Conservation Zone and partially in the Wetlands Protection Overlay Zone so there is no development potential for it.” He went on to say “while it is not currently shown on the plan it will be added prior to the Chair’s signature of the plan. Rodney (Bartlett, Town Administrator) thought it was good idea to accept this gift as the infrastructure located there is the responsibility of the town.”

Ms. Vann asked about landscaping of the transformers. With a smile Mr. Belletete replied, “we are painting them green.” “Try again” said Ms. Vann adding “we would like to see screening and landscaping around the transformers” she said adding “I am putting that on our list.”

With no other questions or concerns Chair Holt suggested they enter deliberation to make affirmative statements and findings on the Conditional Use Permit Criteria.

Findings

1. The proposed units will be served by municipal water and sewer.
2. All parcels comply with dimensional standards set forth in Zoning Ordinance section 245-15.4.
3. The proposed development will comply with Storm Water Management standards set forth in the Peterborough Subdivision Regulations.
4. Proposed building designs show the front door for all buildings oriented toward the street. The height, scale and massing of the buildings, sizing, orientation and spacing of doors and windows and the shape and orientation of

the rooflines reflect “traditional Peterborough forms” as described in the TNOZ II Site and Building Design Guidelines.

5. Parking spaces are shown on the plans and the garages are located at least 20 feet behind the front building line of each house.
6. The proposed project is consistent with the following criteria set forth in the Purpose and Intent Statements of the TNOZ II ordinance and other sufficient benefits to warrant the increased density’

Consistency with the TNOZ II purpose statements:

1. creating housing opportunities that reflect changing household demographics (such as retirees, housing affordable to median income families, single person households); **YES**
2. creating opportunity for smaller, more energy-efficient, and thus more affordable, housing; **YES**
3. discouraging extensive development in rural parts of town; **YES**
4. providing opportunities for small village business districts outside the downtown area; **DOES NOT APPLY**
5. maintaining neighborhood scale and character as well as reflecting Peterborough’s historic development patterns as they exist in the Downtown center. **YES**
6. locating density in closer proximity and with greater access to police, fire, and emergency services; **YES**
7. enabling residents to become less auto dependent; **NOT REALLY**
8. making more efficient use of the Town’s infrastructure including water & sewer services. **YES**

Motion to Grant a Conditional Use Permit:

A motion was made/seconded (Vann/Carrara) to Grant a Conditional Use Permit associated with 245-15.4 Traditional Neighborhood Overlay District Zone II as applied to and shown on a plan set as follows: “Wilson Farm Village, Parcel U019-001-100, Church Street, Peterborough NH, plan dated April 9, 2018 and revised June 6, 2018, Prepared by Nobis Engineering and consisting of 15 pages inclusive of the subdivision plat.” The Planning Board finds that the proposed subdivision is in compliance with the TNOZ II section of the ordinance, provided that rooflines are adjusted to be at least 10/12 pitch excluding dormers and porches, and provides sufficient benefits to warrant the increased density. The Planning Board hereby grants a conditional use permit for this project with all in favor.

Motion to Approve Proposed Subdivision:

A motion was made/seconded (Vann/Ward) to approve the 20-lot re-subdivision of Parcel No. U019-001-100 as shown on the above referenced plan subject to the following conditions prior to signature of the plan:

1. Revised plans showing minor modifications as directed by the Office of Community Development, the Boards Drainage Consultant, and the Public Works Director including but not limited to adding parcel numbers, utilities details, grading details, storm water management details, erosion control details and construction details. Final approval of said details shall be in the form of a memo to the file by the Office of Community Development, the Board's Drainage Consultant, and the Public Works Director.
2. An agreement outlining all inspection procedures and responsibilities to be submitted and approved by the Office of Community Development and the Public Works Director. Payment for any required inspection fees shall be provided to the Office of Community Development prior to start of onsite work.
3. Applicant shall post security in an amount and in a form approved by the town attorney and the Planning Board as specified in "Article X Performance Guarantee" of the Planning Board Subdivision Regulations. Such security shall be in an amount that is sufficient to defray the cost of construction of the street and public utilities. The Performance Guarantee may be released in phases as portions of the secured improvements are completed and approved by the Public Works Director and the Community Development Director. A portion of the performance guarantee as determined by the Public Works Director shall remain in place until one full year has passed after completion of the road.
4. Receipt of easement language in a form acceptable to the town attorney for a drainage maintenance easement and easements for privately owned and maintained sewer laterals.
5. Select Board approval will be required for the public owned and maintained street.
6. Prior to initiating any site work the applicant shall install all erosion control measures as noted and shown on plan entitled Erosion and Sedimentation Plan, Sheets C-10 by Nobis Engineering Inc., last dated 06-6-18.
7. Installation of parcel boundary monumentation except boundaries involved in the construction of the new road. Monumentation around road construction area shall be in place before 50% of surety held for road construction is released.

Prior to final release of surety, “as built” drawings for the road, water and sewer lines, sewer pump station and forced main shall be provided to the town in a form acceptable to the Department of Public Works Director.

Ms. Vann amended the motion to provide a roof line match of a minimum 10-12 pitch *excluding* dormers and porches.

A motion was made/seconded (Carrara/Ward) to accept the amended motion with all in favor.

Continued Workshop: Discussion regarding issues to be addressed in Zoning amendments for 2019 Town Meeting. Chair Holt reviewed the list as follows:

Front setback in infill situation (Ms. Vann noted the Board can required matching setbacks in an infill situation. “We have the authority to do that” she said), *Side setback when T4Village meets T4Residential* (the current setbacks are not adequate), *Size/height of largest building in T4Residential*, *Number of units in each building type*, *Conditional Use Permit vs. By Right* (Ms. Vann noted it was not currently fair to the buyer or the developer. “They should be able to know what they can do with the property. Knowing what the rules are makes it better for everyone” she said. Mr. Juengst noted some strong public objection and fear with this item with Ms. Vann noting “I am sure the consultant will have something to say about that.”), *Multi-family in T3Village Edge*, *Connected Farm building type – where does it belong?* (Big house, little house, back house, barn model with no linear dimension but assembled out of building blocks) and *Parking in dooryard in T3Village Edge and T2 Rural*. The Members also discussed visuals for what 40% lot coverage looks like, lot sizes for each building type based on the 40% and clearer links between each building type and the Peterborough building it is based on.

The Members moved on to a brief discussion about the lack of affordable housing and big company growth (“workforce is a core issue” said Mr. Throop) followed with the simplification of zoning and the potential for new village nodes. Mr. Throop also noted he has fielded concerns about the reduction in parking requirements where the existence of one parking space may result in parking on the street or on the lawns. “We’ll need to talk about it” he said. “We will put it on the list” replied Ms. Vann. Mr. Carrara advocating promotion of Accessory Dwelling Units (ADUs) with Ms. Vann replying, “we are trying but I think we can do better.”

Before adjourning Chair Holt asked if anyone in the audience had any questions, concerns or comments. Karen Campbell introduced herself as a Cheney Avenue

resident. She confirmed the Board was working on a form-based code for consideration at next year's Town Meeting. She told the Members "it makes sense, but I feel a few things need to be tweaked before we vote again." She then asked if there was any sort of metric to be employed to measure percentages of public involvement. "I'd like to see more public input" she said adding "say 25% in on the discussion?" Mr. Ward interjected "that would be a miracle."

Libby Reinhardt introduced herself and added "it is important to remember it is a form-based code combined with *by right* zoning." Ms. Campbell asked what percentage of townspeople participated in the numerous meetings and workshops for the zoning amendment and suggested enlisting residents to help. "What about a Planning Board Facebook page?" asked Mr. Ward. Ms. Vann replied, "I suggested that and was told it would be too confusing." A brief discussion about the multiple Facebook pages by Town Departments followed with Mr. Throop noting "in the end all the pages are tied together" adding "it all comes back to what our new Selectman has been saying (which is) *who do we want to be?*" He went on to note the public forum they'd had and the associated questionnaire where they received 700-800 responses. Ms. Vann noted her best guess was about 200 people had been involved in meetings and workshops over the past year. Ms. Reinhardt suggested identifying individuals in neighborhoods to lead the charge and participate in neighborhood meetings, even go door to door offering information and asking for input. Mr. Throop interjected "it is all about managing the messaging." Ms. Campbell interjected "take advantage of us" with Ms. Reinhardt adding "people are willing to help (and) they are more educated about the ordinance than last time."

Mr. Juengst suggested the Board thoroughly look at the issues and concerns brought forth by the public regarding the ordinance. "I have been around a long time and we are never going to get the numbers (participation) you talked about. It is not going to happen" he said. Mr. Juengst concluded by reiterating "we need to look at the issues, a small group of people were very vocal and created fear, we need to fix it and communicate it. We do that, and I feel we will be in good shape."

Next Meeting:

July 9, 2018 at 6:30 p.m.

The meeting adjourned at 7:45 p.m.

Respectfully submitted,

Laura Norton, Administrative Assistant