

PLANNING BOARD  
TOWN OF PETERBOROUGH, NH

Minutes of July 11, 2016

**Members Present:** Chair Ivy Vann, Jerry Galus, Bob Holt, Rich Clark and Ed Juengst

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

Chair Vann called the meeting to order at 6:30 p.m. She welcomed the audience to the regularly scheduled meeting of the Planning Board and introduced the members and staff.

**Minutes:**

A motion was made/seconded (Galus/Holt) to approve the Minutes of June 13, 2016 as written with all in favor.

**Preliminary Conceptual Consultation:**

Jack Belletete introduced himself and Peter LaRoche as the owners of the property. As he distributed a graphic of the lot he noted “this is conceptual for sure.” Mr. LaRoche told the members they had been talking about mixing up the original plan that they had received approval for in May 2014.

Mr. Belletete then distributed a photograph of a 40-unit condominium development called Coburn Woods in Jaffrey. “There is nothing for sale in there and when something becomes available it sells within days” he said. He reviewed the photograph explaining the detached units were typically about 1200 square feet with a few two story and simple floor plans. He also reviewed the location and aesthetics of the development and told the members he and Mr. LaRoche had considered developing something similar on their lot. Mr. Belletete noted while they had an approval for 28 units previously “we would most likely drop down to 24 units. We have not gone to engineering yet.” Mr. LaRoche added “it

may even drop to 22 units depending on the layouts.” Looking up from the photograph Chair Vann asked “are the garages forward?” “Yes” replied Mr. Belletete adding “and the price points would suit the community.”

Chair Vann replied “this is just me, I am not speaking for the Board. I do like this (plan) better. You know I was not a huge fan of the other project.” She went on to say “I would *really* like you to think about the garage *not* being the most prominent part of the façade.” Citing the Traditional Neighborhood Overlay Zone, an ordinance that ensures new homes respond to the existing neighborhood patterns and designs to create harmony between the new and existing homes (and fully aware this property is not in that Overlay District) Chair Vann noted the requirement of garages and parking to be located in the back and ideally garage doors would have a set minimum of 20-feet behind the front façade of the house. “So it looks like a place where people live, not where cars live” she said. She told Mr. Belletete the difference in construction costs would not be significant and that while she was at it “thinking about the roof lines in town, the roof pitch could be a little steeper.” Mr. Belletete noted they would look into it as Chair Vann reiterated that ordinance was written to encourage the new to match what we have. “They are useful design rules” she said. Mr. Belletete argued the ordinance was concentrated in a radius around the Downtown and pointed out his location was quite different. Chair Vann replied “it helps to make more parts look like the parts we love. I am not going to give up on this! Good design does not have to cost more.”

Mr. Belletete noted he had a couple of other issues. “First” he said “on our original design we have a 24-foot roadway.” Shaking Mr. Belletete’s hand Chair Vann replied “there is something we can agree on.” Mr. Belletete told the members “the Church starts with 25 feet and then narrows to 20 feet in width. We’d like to redesign our roadway to a 20-foot roadway as well.”

Mr. Belletete went on to say “the second thing is that we have a side walk to nowhere on our approved plan.” “I cannot relent to that” replied

Chair Vann. Mr. Belletete pointed out there was no sidewalk on the church property and none on Route 101. Chair Vann replied “all the little pieces of sidewalk eventually make a big sidewalk.” Mr. Belletete countered “that is not a reality in yours or my time.” “I don’t know if that is true” said Chair Vann adding “the standard says you need one and people have to walk to their mailboxes.” Mr. Belletete reiterated “with all due respect, a sidewalk to nowhere is very expensive and it increases the width of impervious surface.” He suggested a wider grass shoulder as an alternative. Chair Vann recognized Mr. Belletete’s cogent argument and said “it will be up to the Board to grant you a waiver.” She went on to ask Mr. Belletete if he had considered pervious pavers. “I have had them for 4 years and they are the bee’s knees, I really like them” she said adding “I would ask you to think about how to handle this, pervious pavers may be the answer.” Mr. Belletete replied “I don’t want a sidewalk.” He noted the Coburn Woods Development has 40 units, some with children and no sidewalks.

Mr. Galus noted some drainage issue with the Church lot and asked if he would need a new stormwater plan. Mr. Throop gave the members a brief report on some of the problems the Church had experienced with washed out swales and the installation of Cape Cod Berms. Mr. LaRoche interjected “all the more reason for less sidewalk and paving.” A brief discussion about the storm water management at the Catholic Church and resolution of its problems followed. Mr. Belletete told the members he’d had no issues with water and would not require a new plan. Mr. Juengst noted his neighborhood (Robbe Farm Road) did not have sidewalks. “We have 39 homes, some with kids and no sidewalks. People walk around all the time without problems. It doesn’t really make sense to have a sidewalk going nowhere” he said. Mr. Galus noted both roads were not through roads “and traffic is usually calmer by that nature” he said. When Mr. LaRoche suggested the potential introduction of a speed bump with Chair Vann replying “I would rather see better road design than a bump.” She also noted she would rather *not* see a level transition between the road and the driveways. Mr. Belletete replied “the next best thing is granite” with Chair Vann noting “that is my preference.”

Mr. Throop noted the current plan is to have the homes 15 feet apart. “I believe the requirement is 20 feet separation” he said. Mr. Belletete asked for clarification on the code citing the 2013 IBC defines the space as being relative to the material used on the exterior of the buildings. Mr. Throop repeated “I think it is 20 feet” adding “the building and fire codes maybe different.” Mr. Belletete replied “when you find it let me know because I could not find it.” Concerned, Mr. LaRoche asked the question be answered as soon as possible. “We can only afford to lose so many buildings. An increase of 15 feet to 20 feet makes a difference” he said.

Mr. Belletete told the members they would be going to back to Nobis Engineering to revise the general layout and engineering for the new project. He asked the Board “when we come back do you think this might be a one meeting deal?” Chair Vann replied “we cannot venture to make a promise Mr. Belletete” adding “the way to ensure that is to bring something we are all going to love.” Mr. Throop interjected “the staff will work with you as much as possible before the meeting” adding “specifically answering the questions of the distance between units and the width of the road.” He told Mr. Belletete he would meet with Code Officer Dario Carrara, Fire Chief Ed Walker and Town Administrator Rodney Bartlett as soon as possible.

### **Other Business:**

Mr. Throop told the members the Board of Selectmen have scheduled two public hearings regarding a property located at 67 Condy Road that had been taken by tax deed. “Pursuant to RSA 41:14-a, before they can sell any property they must obtain input from the Planning Board and Conservation Commission” he said. Using a graphic he pointed out the upper part of the property abutted Casalis State Forest. Chair Vann suggested one possibility was to subdivide the lot, sell the existing house lot and gift the remaining lot to the Casalis State Forest. A brief discussion of what could be done with the lot and whether or not another structure could be construction on the lot followed. Chair Vann noted the Board should avoid “yet another 3-acre lot with a house on it.” Mr.

Jeungst asked if the subdivision process was complicated with Chair Vann replying “it is a simple subdivision.” Mr. Throop noted the town would have to hire a surveyor to draw up the plans. Chair Vann added “that is the work that needs to be done to unload the property.” Mr. Jeungst interjected “we are working to get \$50,000 in back taxes” and asked what the property was appraised for (172,000.00).

Mr. Clark asked “what is the minimum lot size in the Rural District?” When he was answered with “3 acres” he pointed out the constraints of the lot (wetlands and setbacks) and said “there is not 3 acres there, I would put all kinds of money on it.” Mr. Galus agreed noting “it does appear to be unusable land.” Chair Vann then suggested if that were the case a subdivision would be a moot point. She asked if the sense of the Board was to sell the lot as is with the members replying “yes.” Chair Vann replied “I am happy with that.”

A motion was made/seconded (Galus/Clark) to recommend to the Board of Selectmen that pursuant to RSA 41:14-a, 67 Condy Road, Parcel No. R002-019-000 be sold with all in favor.

### **OSRD Update:**

No update as of this date.

### **Plan NH Grant:**

Chair Vann told the members she and Carol Ogilvie would be getting together soon on the alternate Village Design Project. “We are percolating along” she said. She also noted she had just returned from a National Charrette Institute training session at Harvard University. “It was all about **public engagement**, I came away with great new things to do with people to have them tell us what they want to see us doing. That is our goal for this summer into early fall so that we will have a draft ready for a second round of feedback by October.”

In closing Mr. Clark asked “when is Global (the former Mr. Mike’s) opening?” Mr. Throop explained they were being held up with some street improvements required by the DOT permit. Chair Vann asked

about the electrical panel on the back corner of the building. “My recollection is that the design was to have them covered with a small roof” adding “that is not where they are, they need to do something about that.” Mr. Throop agreed noting he was meeting with their representative tomorrow. “It appears they did not get all the Knotweed so we have to think about additional remediation” he said.

In closing, Chair Vann announced no workshop on Monday on July 18<sup>th</sup>.

Mr. Throop told the members one case on the 8<sup>th</sup> of August was for Monadnock Self Storage and that they would have been to the ZBA the week before. “I made a mistake” he said “by thinking the use was allowed by an earlier use variance, but in fact the prior variances (3) were granted for a specific number of buildings.” He noted a certain risk coming to the Board in August as the ZBA may not make a decision at their meeting August 1<sup>st</sup> and the appeal timeline would not be over “but I did not want to slow them down due to my error.”

**Next Meeting:** August 8, 2016 at 6:30 p.m.

Respectfully submitted,

Laura Norton  
Administrative Assistant