

PLANNING BOARD  
TOWN OF PETERBOROUGH, NH

Minutes of August 8, 2016

**Members Present:** Chair Ivy Vann, Jerry Galus, Bob Holt, Joe Hanlon, 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 6:35 p.m. She welcomed the audience to the regularly scheduled meeting of the Planning Board and introduced the members and staff.

Chair Vann noted the first item on the agenda was a public hearing for a Site Plan Review of a proposed expansion of an existing self-storage facility located at 451 Hancock Road, Parcel Number R011-034-000. The project seeks to add six (6) new storage buildings and associated site improvements, including paving of existing gravel areas and installing a storm water management system for the site.

Chair Vann invited the applicant to speak. Chad Branon stood and introduced himself as a Civil Engineer with Fieldstone Land Consultants in Milford, New Hampshire. He told the members he represented Don Burgess of Wolf Creek Investments, LLC who was also present in the audience. He reiterated the purpose of the public hearing was to seek approval for expansion of the self-storage business. Mr. Branon reviewed the site plan set (existing conditions, site plan, grading and drainage plan, lighting plan and erosion control details). He told the members the parcel was 19.7 acres of land, the business was self-storage with 6 buildings covering 27,870 square feet. He pointed out gravel aisles around the buildings and fencing along the entrance off Route 202. "This parcel is in the Rural District" he said adding "it is also in the Rural Gateway Overlay District with a portion in the Wetlands Protection Overlay District." Mr. Branon also pointed out the

jurisdiction wetlands to the north as well as an isolated pocket of wetlands to the south. “The developable land is along Hancock Road” he said. He then reviewed the plan to expand the facility by another six buildings (21,600 square feet) noting “the development makes a significant improvement to the site in terms of regrading and storm water management.” He reviewed the three infiltration systems (northern, and eastern sections as well as along the southern boundary line). He also pointed out perimeter drainage swales flanking the east and west sides.

With regards to the Conservation Commission Mr. Branon told the members they had met at and walked the site on July 25<sup>th</sup> “and they were very favorable to the considerable improvements” he said. He told the members the paving of the site (combined with the three infiltration basins and spillways) would minimize the sediment runoff that currently results from existing the sand and gravel surfaces.

When asked about the need for a Conditional Use Permit for the wetlands Mr. Branon cited RSA 235-15.2 Wetland Protection Overlay Zone: *Permitted Uses* and *Exemptions* and noted those exemptions included pre-existing storm water management devices, and sedimentation and detention basins or ponds. “So no Conditional Use Permit is required” he said.

Mr. Branon went on to tell the members they had met with the ZBA on August 1<sup>st</sup> and had received an approval for a Variance for the use. He explained that while the self-storage business had been in existence since 1986 “the previous Variances were specific to the number of buildings onsite, not the use.”

Chair Vann asked the members if they had any questions. Mr. Galus asked if there would be any additional entry access roads installed with Mr. Branon replying “no.” Chair Vann brought up the question of additional screening from the road and suggested highbush blueberry bushes as an adequate filler.

Mr. Branon pointed out the entry access for Route 202 and told the members “you will not be able to see the improvements from the road, He referred to several photographs and pointed out evergreens and deciduous plantings to demonstrate the existing buffer was adequate. He also noted the current site was consistent with the desires of the Rural Gateway Overlay “vegetation shall be similar to abutting or neighboring properties and should be native to the area.”

Mr. Galus asked about the color of the units with Mr. Burgess replying “I would continue the same color scheme. Gray and maroon, similar to what is there now.” Chair Vann asked “how do we feel about the screening? Are you happy? Should we ask for more?”

Also referring to the Rural Gateway Overlay zone (245-15.2) Mr. Throop noted it states “a 50-foot buffer must be provided and maintained between the property line and the buildings or parking surfaces” and added “so over time if it gets thinned the ordinance provides for improvement if necessary.”

Shaking his head Mr. Hanlon interjected “it appears to be well screened.” Mr. Clark agreed. Jokingly Mr. Galus suggested a 10-foot fence with a smiling Chair Vann replying “I don’t think so, no.”

With no additional discussion Chair Vann told the members she would entertain a motion to approve the proposed expansion of an existing self-storage facility located at 451 Hancock Road, Parcel No. R011-034-000 adding the conditions of the approval of the storm water plan by the Board’s consultant and a letter from NH DOT confirming the state driveway permit.

“So moved” interjected Mr. Galus with Mr. Hanlon seconding. The members voted unanimously to approve the request with the stated conditions.

**Minutes:**

A motion was made/seconded (Galus/Clark) to approve the minutes of July 11, 2016 as written with all in favor.

**Nomination and Election of Vice Chairman:**

A motion was made/seconded (Galus/Clark) to nominate and elect Joe Hanlon as Vice Chairman of the Board with all in favor.

**Nominate and Election of Alternate:**

A motion was made/second (Galus/Holt) to nominate and elect Tom Weeks as an Alternate to the Board with all in favor.

**OSRD Update:**

Chair Vann told the members the subcommittee was scheduled to meet the next morning “to start drafting something to take to the subcommittee and then to you.” She went on to say “our goal is to get something on the ballot, especially with the New Village Project and how they work together.”

**Plan NH Grant – New Village Project:**

Chair Vann noted the core committee had met two weeks ago and the entire subcommittee was scheduled to meet Wednesday. She told the members John Morison (a large land owner in town) had agreed to participate on the subcommittee “so we are happy about that.” She went onto say they were planning a dinner party September 14<sup>th</sup> at 6:30 p.m. “It is a Wednesday night and we are inviting all who are particularly interested in this new piece of zoning” she said. Chair Vann also noted she’d had the “booth” out and it is working well. She also noted hanging posters at the Library and Town House “and maybe Harlow’s and other businesses” asking people to write down what they think makes a great neighborhood. “In September we are planning an open meeting at ConVal for the whole town, then we will draft the ordinance and bring it forth for public hearings” she said.

**MPSC – Economic Vitality Chapter Update:**

“This committee has been meeting every three or so weeks doing a lot of back ground analysis and getting up to speed to create an outline and what their engagement will be” said Mr. Throop adding “it is a very big group but very engaged.” He went on to tell the members the subcommittee would rely heavily on data captured at the Town Forum as well as focus on new data collection by talking to businesses and organizations in various industry sectors to understand (identify) the assets in town that are contributing to their viability (*what could be improved or added, what challenges do they face, what opportunities do they see in the future and what do they need to take advantage of those opportunities*) “because a one-size shoe does not fit all.” He concluded by noting a community-wide communication about “all the things we are doing and how the plan fits into that and how to coordinate it with the new village design project for a coherent direction for the community.”

**New Village Project:**

Having given a brief overview of this earlier Chair Vann told the members “there are a lot of things coming together for the end of the year.”

**Other Business:**

Chair Vann told the members she had attended a three-day training session sponsored by the National Charrette Institute. “It was very good” she said adding “very long, but very good.”

Mr. Clark asked “what is up with Global?” (Global Montello/All Town Convenience Store). A brief discussion about the road work that needed to be completed followed (construction of a right-of-way from their neighbors). It was noted the problem is with NHDOT and *not* the town.

Mr. Throop noted several projects on the horizon (GFA Credit Union Conceptual, Magic Flute Site Plan Review, an Antiques Market Site Plan Review and a potential Condition Use Permit for a wetland crossing). “We are going to have a busy fall” he said.

**Next Meeting:**

September 12, 2016 at 6:30 p.m.

The meeting adjourned at 7:10 p.m.

Respectfully submitted,

Laura Norton  
Administrative Assistant