



TOWN OF
PETERBOROUGH

OFFICE OF
PLANNING & BUILDING

PLANNING BOARD

NOTICE OF PUBLIC HEARING

1 Grove Street
Peterborough, NH 03458
Office: (603) 924-8000 x 104
Web:
www.townofpeterborough.com

Please be advised that at its meeting on **Monday, May 8, 2023 beginning at 6:30 PM in the Select Board meeting room of the Town House**, the Planning Board will hold one public hearing all as follows:

6:30 PM – Public Hearing – Conditional Use Permit for impacts to the wetlands buffer in order to extend, regrade, and expand an existing driveway off Hunter Farm Road (Parcel No. U034-001-005) that would allow access to the buildable area for a single-family home, located in the Rural District and Wetlands Protection Overlay Zone.

6:45 PM – Public Hearing – Preliminary Review Application for a 100-unit multi-family workforce housing development with associated site improvements at the end of Mercer Ave (Parcel No. U022-002-000) located in the Rural District.

7:00 PM – Public Hearing – Preliminary Review Application for an Open Space Residential Subdivision consisting of 8 new house lots and 1 open space lot, with associated site improvements, proposed for an undeveloped lot on Carley Road (Parcel No. R005-010-000), located in the Rural District.

Anyone needing assistance to attend this meeting should contact the Office of Planning and Building at (603) 924-8000 x 104 or lnorton@peterboroughnh.gov. **Anyone needing assistance to attend this meeting should contact the Office at (603) 924-8000 x 104 one week prior to the scheduled meeting.**



TOWN OF
PETERBOROUGH

OFFICE OF
PLANNING & BUILDING

1 Grove Street
Peterborough, NH 03458
Tel.: 603-924-8000 x 104
Fax: 603-924-8001
Email: ocd@townofpeterborough.us
Web: www.townofpeterborough.com

STAFF REPORT

TO: Planning Board
FROM: Danica Melone
DATE OF WRITE-UP: Monday, April 24, 2023
PREPARED FOR: Monday, May 8, 2023
RE: CONDITIONAL USE PERMIT FOR HUNTER FARM ROAD

Overview

Conditional Use Permit application for impacts to the wetlands buffer in order to extend, regrade, and expand and existing driveway off Hunter Farm Road (Parcel No. U034-001-005) that would allow access to the buildable area for a single-family home, located in the Rural District and Wetlands Protection Overlay Zone.

Comments

This application has come bac





April 25, 2023



RECEIVED

4-25-23 *gm*

To: Peterborough Planning Board
From: Peterborough Conservation Commission
Re: CUP relating to Wetland Protection Overlay Zone impacts of proposed driveway expansion off Hunter Farm Rd

At its April 20 meeting, the Conservation Commission communicated to Ms. Taylor Hennas of Meridian Land Services that the Wetland Buffer Impact Areas 3 and 4 on the plans are beyond the permit scope of a CUP for crossing the Wetland Protection Overlay Zone (WPOZ) to access buildable upland.

Town Site Plan Performance Standards 233-52 states there is to be "No net loss of buffer functionality." The plans indicate paved access to the garage in the WPOZ as well what appears to be space for vehicle parking.

This was communicated to Spencer Tate at Meridian by email prior to the meeting who replied that the building/garage would be relocated to avoid impacts to the WPOZ.

The Commission recommends a site visit after the relocation, and has a few questions relating to a site visit:

Is the WPOZ clearly flagged to protect against construction impacts?

Was a portion of the Wetland Buffer Disturbance Area 3 cleared and graded previously, possibly relating to a prior development proposal.

Is the turnout required by the Fire Department located outside the WPOZ?

Respectfully,

Francine Van Munk

For the Commission



TOWN OF
PETERBOROUGH

PLANNING BOARD
APPLICATION

DO NOT WRITE IN THIS SPACE

Date Application Received: 4/6/23

Date Fees Paid: 4/7/23

Clerk: DM

Case Number: CIP-2023-03

CONDITIONAL
USE/SPECIAL
PERMIT
APPLICATION

Office of Planning & Building

1 Grove Street

Peterborough, NH 03458

Office: (603) 924-8000 ext. 104

Fax: (603) 924-8001

Email: ocd@townofpeterborough.gov

Web Site: www.townofpeterborough.gov

INSTRUCTIONS FOR SUBMITTING A COMPLETE APPLICATION

1. Conditional Use or Special Permits are required for the following uses:
 - a. Modification of Performance Standards spelled out in §245-10, §245-10.1, and §245-10.2.
 - b. Streets, roads, access ways, driveways, and utility rights-of-way or easements within the Wetland Protection Overlay Zone and Shoreland Conservation Zone.
 - c. Construction of accessory structures associated with and/or additions to legally pre-existing multi-family or non-residential primary structures within the Wetland Protection Overlay Zone and Shoreland Conservation Zone.
 - d. Bulk Fuel Storage.
 - e. Telecommunication Facilities.
 - f. Home-Based Businesses
2. The checklist that is included here applies only to #'s 1 (b) and (c) above. Please see Article IX of the Site Plan Review Regulations for additional information on applications for these uses.
3. Applications for #'s 1 (a), (d), or (e) may be filed concurrently with the site plan.
4. The Planning Board holds public hearings on the second Monday of each month. For submission deadlines, please contact the Office of Planning and Building at (603) 924-8000 ext 104 or ocd@peterboroughnh.gov.

Conditional Use Permit Application Fee

BASE APPLICATION FEE <ul style="list-style-type: none">All new applications shall be charged a fee of two hundred dollars (\$200)	\$200
ABUTTER FEES <ul style="list-style-type: none">Abutter notification is ten dollars (\$10) per abutterNotification of all licensed professionals whose professional seal appears on any of the submittal documentation is ten dollars (\$10) per professional	\$150 \$10
TOTAL APPLICATION FEE	\$ 360

17
Abutters
170⁰⁰

Ad&
Applicant +
Men. N'nn

20⁰⁰ due
4.12.23 in

Please Indicate the Proposed Used:

- | | |
|--|--|
| <input type="checkbox"/> Subdivision using TNOZ-I | <input type="checkbox"/> Telecommunications Facilities |
| <input type="checkbox"/> Modification of Performance Standards | <input checked="" type="checkbox"/> Projects in the Wetlands Protection Overlay Zone |
| <input type="checkbox"/> Bulk Fuel Storage | <input type="checkbox"/> Telecommunications Facilities |
| <input type="checkbox"/> Agricultural Business Enterprises | <input type="checkbox"/> Bed & Breakfast |
| <input type="checkbox"/> Home-Based Businesses | |
| <input type="checkbox"/> Projects in the Shoreland Conservation Zone | |

Applicant: DANIEL DUPERRON

Address: 222 WEST STREET, UNIT 127

City: KEENE State: NH Zip: 03431

Phone: 702-540-5841 Email: _____

Property Owners Name(s): DANIEL DUPERRON

Address: 222 WEST STREET, UNIT 127

City: KEENE State: NH Zip: 03431

Phone: 702-540-5841 Email: _____

Primary Contact: SPENCER TATE; MERIDIAN LAND SERVICES, INC.

Phone: 603-673-1441 Email: SCTATE@MERIDIANLANDSERVICES.COM

☐ Applicant ☐ Owner ☐ Attorney ☒ Surveyor/Engineer

Project Name: DRIVEWAY ACCESS TO BUILDABLE AREA OFF HUNTER FARM ROAD

Street Address: HUNTER FARM ROAD

Parcel ID Number(s): U034-001-005

Proposed Project (Please Be Specific):

TO EXTEND, REGRADE AND EXPAND THE EXISTING DRIVEWAY OFF HUNTER FARM ROAD

THAT WOULD ALLOW ACCESS TO THE BUILDABLE AREA FOR A SINGLE FAMILY HOME

ON LOT U34-1-5. IMPACTS INCLUDE 13,603 SQUARE FEET TO THE ADJACENT WETLAND

BUFFERS. THERE ARE NO JURISDICTIONAL IMPACTS

Zoning Districts & Overlay Districts

Zoning Districts (check all that apply):

- ☐ Business/Industrial District
- ☐ Commercial District
- ☐ Commerce Park District
- ☐ Downtown Commercial District
- ☐ Family District
- ☐ General Residence District
- ☐ Monadnock Community Health Care District
- ☐ Office District
- ☒ Rural District
- ☐ Village Commercial District
- ☐ West Peterborough District
- ☐ Retirement Community District

Overlay Zones and Districts (check all that apply):

- ☐ Bulk Fuel Storage District
- ☐ Floodplain District
- ☐ Groundwater Protection Overlay Zone
- ☐ Rural Gateway Overlay Zone
- ☐ Shoreland Conservation Zone
- ☐ Traditional Neighborhood Overlay Zone I
- ☒ Wetland Protection Overlay Zone

AUTHORIZED SIGNATURES

I/We certify that this application is correctly and accurately completed in accordance with the Town of Peterborough's Zoning ordinance and the requirements of this application.

DANIEL DUPERRON

Applicant's Name Printed



Applicant's Signature

4/6/2023

Date

I, the applicant or owner's duly authorized agent, do hereby submit this plan for review as required by the Town of Peterborough, New Hampshire. I agree to be fully responsible for payment of all fees, costs, and expenses incurred with respect to this application. I understand that if I am not the owner of the property named above, this application must be signed by the owner(s) of the property showing recognition and approval of the application and approval for the applicant/duly authorized agent to represent the owner(s) in this subdivision application. I further grant the Planning Board, Office of Planning & Building Staff, and authorized agents the right to enter the premises at reasonable times for the purpose of gathering additional information during the review process and inspections of the project during the construction phase.



Property Owner's Signature

4/6/2023

Date

Property Owner's Signature

Date

*****If the application is not signed or have been changed in any manner, it will not be processed*****

APPLICATION CHECKLIST FOR WETLANDS PROTECTION OVERLAY ZONE

NOTE: This checklist is for purposes of administrative efficiency. It does not preclude the Board from requesting additional information if deemed necessary for making an informed decision.

To be filled out by applicant		SUBMISSION REQUIREMENTS	To be filled out by Administration		
Submitted	Not Submitted		Submitted	Not Submitted	Waived
X		A site plan, with four (4) copies, prepared by a person qualified to assess the functions and values of wetlands and should contain, at a minimum, the following:	✓		
		1. Name, address, signature, license number and seal of the professional who prepared the plan.	✓		
		2. North arrow and date.	✓		
		3. The wetland limits and associated buffer.	✓		
		4. Locus map with adjacent wetlands and other significant hydrological features.	✓		
		5. Soil and vegetation types. SEE WSS MAP AND WET. CLASSIFICATIONS	✓		
		6. Topographic contours at no greater than 5-foot intervals.	✓		
		7. Surface drainage patterns, intermittent and year-round. SEE EXISTING TOPOGRAPHY	✓		
		8. Existing and proposed development, removal of vegetation, and alteration of the land surface.	✓		
		9. Location of building envelope.	✓		
		10. Computation of the area to be impacted, in square feet of surface area and cubic yards of cut and fill.	✓		
		Other:			
		A report that documents compliance with the Performance Standards contained in Article IX of the Site Plan Review Regulations, Section 233-52, as applicable.	✓		

DM 4/7/23



MERIDIAN

LAND SERVICES, INC.

CIVIL ENGINEERING | LAND SURVEYING | PERMITTING | SOIL & WETLAND MAPPING | SEPTIC DESIGN | ENVIRONMENTAL

Office: 31 Old Nashua Road, Suite 2, Amherst, NH 03031

Mailing: PO Box 118, Milford, NH 03055

Phone: 603-673-1441 • Fax 603-673-1584

www.MeridianLandServices.com

Conditional Use Permit for Uses Within the Wetland Protection Overlay Zone Dan Duperron Driveway Access to Lot U34-1-5 Hunter Farm Road, Peterborough, NH

233-52. Conditional Use Permit for Uses within the Wetland Protection Overlay Zone

B. Performance Standards

1. a. No net loss of buffer functionality.

- i. A previous Conditional Use Permit was filed for the original driveway installation and associated wetland disturbances through the right of way off Hunter Farm Road. This proposal intends to extend, regrade, and expand off the existing driveway allowing access to the buildable area on the lot for the construction of a single-family home. All impacts associated with this proposal are limited to the wetland buffer. Specifically, majority of impacts are limited to areas of previous disturbance from the original construction/clearing for the permitted driveway. This proposal contains no jurisdictional impacts or adverse impacts to the functions and values of these respective jurisdictional wetlands.
- ii. The proposed scope of work will not cause adverse impacts to the functions and values of jurisdictional wetlands. There is no proposed disturbance within jurisdictional wetlands on this parcel. This proposal will construct the driveway in the least impactful area (previously disturbed areas), minimizing impervious area within the buffer, and ultimately minimizing runoff within the buffer. The proposed scope of work contains no impacts to jurisdictional wetlands, floodplains, or streams, or the ability to provide flood storage or recharge groundwater supply. This parcel is not located within the aquifer district, leading to no impacts to water supplies, existing aquifers, or recharge areas. The proposed driveway is proposed within areas of previous clearing, with minimal proposed vegetation removal, minimizing impacts to forested areas and potential wildlife habitat.

b. Stormwater Management

- i. The proposed scope of work does not include the discharge of runoff into jurisdictional wetlands. No surface runoff directly discharges into adjacent wetlands.
- ii. This proposal does not contain the modification or alteration of existing hydrology on site. This proposal contains no impacts to jurisdictional wetlands.



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Four existing culverts were installed under the previous Conditional Use Permit that maintain hydrologic connection between adjacent wetland systems.

c. Low Impact Development Techniques

- i. The proposed driveway and single-family home are located within previously, permitted cleared areas, minimizing disturbance to unaltered woodland areas that could potentially serve as habitat on site.
- ii. The proposed scope of work does not include the installation of infiltration practices. The overall proposed impervious area on site is <5% and structures are proposed in such locations to minimize runoff toward jurisdictional wetlands.
- iii. The proposed scope of work does not provide runoff storage or conveyance practices but does not impact jurisdictional wetland areas that provide runoff storage. This proposal intends to construct a residential driveway through the wetland buffer allowing access to upland area where the single-family home will be constructed. The total proposed impervious area on site is <5%.
- iv. This proposal does not incorporate low impact landscaping but minimizes vegetation removal on site. The proposed structures are located on site within previously disturbed areas. The proposed structures are also located to minimize vegetation removal in unaltered woodland areas, providing adjacent buffers to wetland areas and adjacent development.

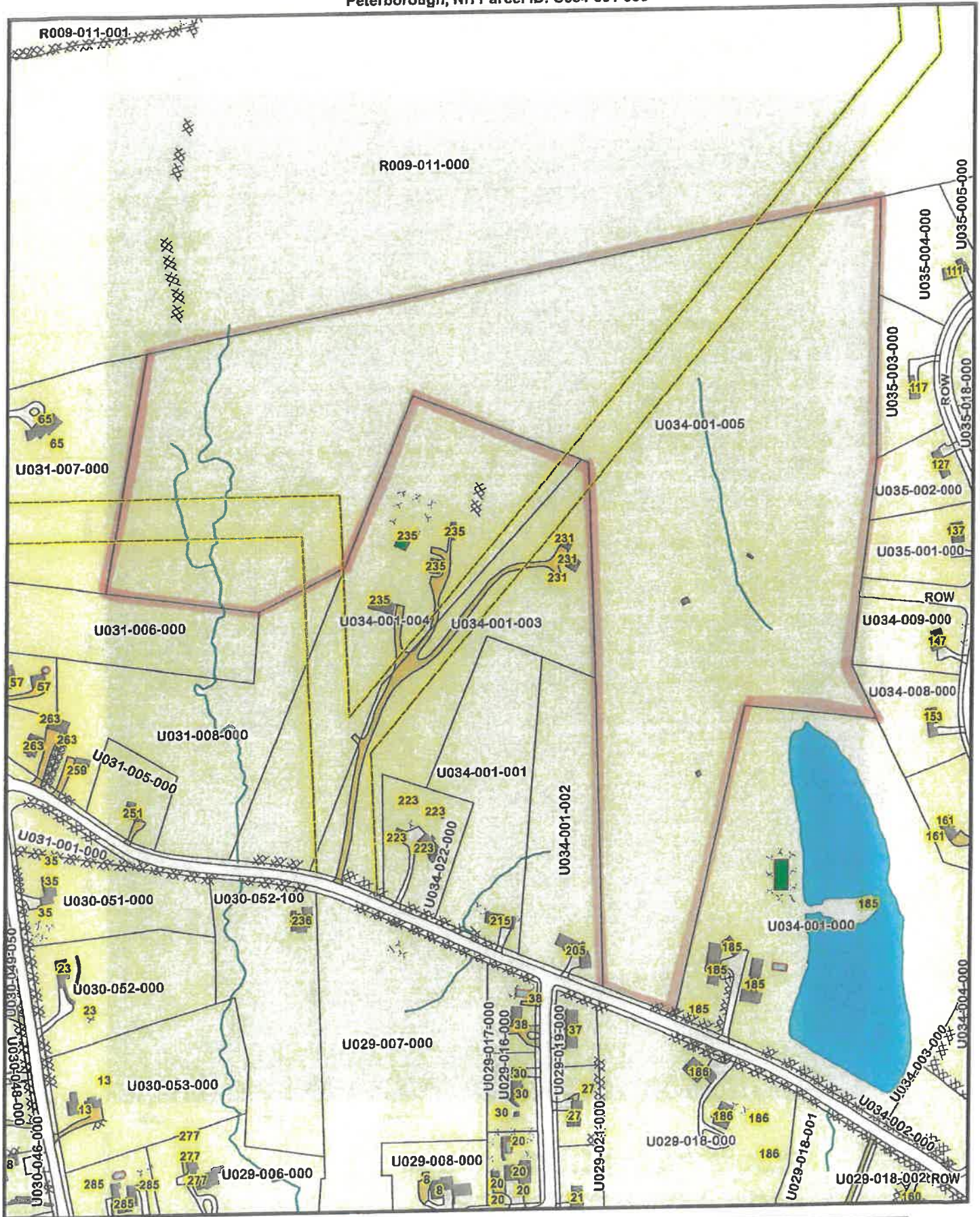
d. Mitigation

- i. This proposal does not include impacts to jurisdictional wetlands. Mitigation practices are not necessary as there is no proposed jurisdictional disturbance.
 - ii. There will be no jurisdictional impacts throughout the facilitation of construction. Mitigation measures are not required for this proposed scope of work.
2. The driveway design demonstrates the least impactful footprint necessary to allow for access to the buildable area on the parcel. This plan utilizes developed spaces, previously cleared areas, and the existing constructed driveway to minimize disturbance within the buffer.
 3. The proposed project has no impact on shorelines, adjacent wetland banks, or slopes greater than 10% that could lead to erosion. All work is to take place on slopes less than 10%.
 4. Best management techniques will be utilized throughout this proposed scope of work. This proposal contains no impacts to jurisdictional areas. The proposed driveway is located within areas of previous disturbance, minimizing vegetation removal and

disturbance in unaltered areas on the parcel. The proposed scope of work will be bounded by erosion control, minimizing erosion within the wetland buffer. The proposed driveway is designed with 2:1 tapered side slopes, minimizing fill and disturbance with the adjacent wetland buffers. The proposed driveway also contains four existing culverts installed under a previous Conditional Use Permit, that allow for maintained hydrology between adjacent wetlands and to support faunal passage to and from wetland areas.

C. Wetland Monumentation

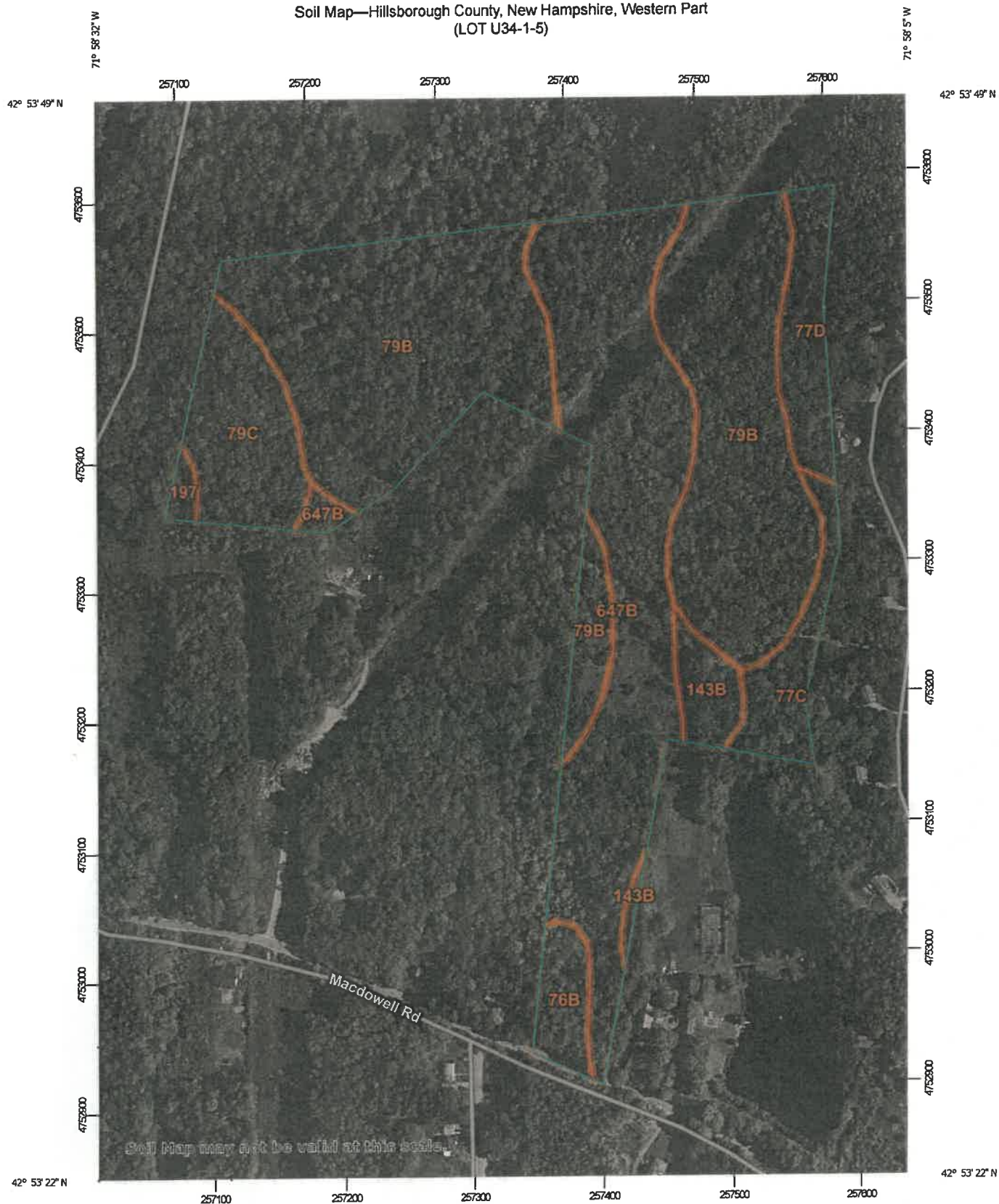
1. The area within 200 feet in all directions of the wetland buffer edge is depicted on the plan set associated with the Conditional Use Permit Application.
2.
 - a. Proposed erosion control measures are represented on the plan, depict the limits of construction and disturbance.
 - b. The wetland buffer edge will be permanently monumented with tags provided by the Office of Community Development as a condition of approval.
 - c. The property owner is aware that it their responsibility to maintain wetland monuments as a condition of approval.



-  Easement Line (R.O.W.)
-  Structures
-  Swimming Pool
-  Surface Water
-  Athletic Field
-  Tennis Court

0 130 260 520 Feet

Soil Map—Hillsborough County, New Hampshire, Western Part (LOT U34-1-5)



Map Scale: 1:4,040 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

3/27/2023
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)	Spoil Area
Soils	Stony Spot
Soil Map Unit Polygons	Very Stony Spot
Soil Map Unit Lines	Wet Spot
Soil Map Unit Points	Other
Special Point Features	Special Line Features
Blowout	Water Features
Borrow Pit	Streams and Canals
Clay Spot	Transportation
Closed Depression	Ralls
Gravel Pit	Interstate Highways
Gravelly Spot	US Routes
Landfill	Major Roads
Lava Flow	Local Roads
Marsh or swamp	Background
Mine or Quarry	Aerial Photography
Miscellaneous Water	
Perennial Water	
Rock Outcrop	
Saline Spot	
Sandy Spot	
Severely Eroded Spot	
Sinkhole	
Slide or Slip	
Sodic Spot	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Hillsborough County, New Hampshire, Western Part

Survey Area Data: Version 24, Sep 12, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 22, 2022—Jun 5, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
76B	Marlow fine sandy loam, 3 to 8 percent slopes	1.0	2.8%
77C	Marlow fine sandy loam, 8 to 15 percent slopes, very stony	1.6	4.3%
77D	Marlow fine sandy loam, 15 to 35 percent slopes, very stony	1.9	4.9%
79B	Peru fine sandy loam, 0 to 8 percent slopes, very stony	17.9	47.7%
79C	Peru fine sandy loam, 8 to 15 percent slopes, very stony	2.9	7.8%
143B	Monadnock fine sandy loam, 0 to 8 percent slopes, very stony	1.1	2.8%
197	Borohemists, ponded	0.2	0.6%
647B	Pillsbury fine sandy loam, 0 to 8 percent slopes, very stony	10.9	29.0%
Totals for Area of Interest		37.6	100.0%

LOT U34-1-5 AND ADJACENT APPROXIMATE WETLANDS



Legend

- * Dam Inventory
 Parcels
 Parcel Polygons
 Attributes for Additional Lines
 State
 County
 City/Town
 Stream Centerlines
 Perennial Stream
 Intermittent Stream
 Artificial Paths
 Water Bodies
 Lake/Pond
 Reservoir
 Estuary
 Swamp/Marsh
 Other Water Features
 River
 Spillway
 Inundation Area
 Dam/Weir
 Canal/Ditch
 Rapids
 National Wetlands Inventory
 Version 2
 Estuarine and Marine Deepwater
 Estuarine and Marine Wetland
 Freshwater Emergent Wetland
 Freshwater Forested/Shrub Wetland
 Freshwater Pond

Map Scale

1:9,517

© NH GRANIT, www.granit.unh.edu

Map Generated: 3/27/2023

Notes





TOWN OF
PETERBOROUGH
OFFICE OF
PLANNING & BUILDING

1 Grove Street
Peterborough, NH 03458
Office: (603) 924-8000, 104
ocd@peterboroughnh.gov

April 12, 2023

To Whom it May Concern:

be advised that at its meeting on **Monday, May 8, 2022** beginning at 6:30 PM the Planning Board will hold a public hearing starting as follows:

6:30 PM – Public Hearing – Conditional Use Permit for impacts to the wetlands buffer in order to extend, regrade, and expand an existing driveway off Hunter Farm Road (Parcel No. U034-001-005) that would allow access to the buildable area for a single-family home, located in the Rural District and Wetlands Protection Overlay Zone.

This is an in-house meeting in the Selectboard's Meeting Room in the Town Hall. You are being notified because you are an abutter to this property. An abutter is anyone who is contiguous to the property or across a street or stream from the property. As an abutter you may participate in person or by agent or counsel and be heard during the public hearing phase of the meeting.



MERIDIAN LAND SERVICES, INC.

CIVIL ENGINEERING | LAND SURVEYING | PERMITTING | SOIL & WETLAND MAPPING | SEPTIC DESIGN | ENVIRONMENTAL

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Phone: 603-673-1441 • Fax 603-673-1584

www.MeridianLandServices.com

List of Abutters

Map U34 Lot 1-5

Daniel Duperron

MacDowell and Hunter Farm Road

Peterborough, NH 03458

✓ Map U29 Lot 18

Christopher M. & Francee L. Watson

186 MacDowell Road

Peterborough, NH 03458

✓ Map U34 Lot 1

Alexander J F. & Jennifer M. Bates

185 MacDowell Road

Peterborough, NH 03458

✓ Map U34 Lot 8

Dana E. & Robin L. Marmorstein

153 Hunter Farm Road

Peterborough, NH 03458

✓ Map U34 Lot 9

Katherine Nickel & Pilar Schmidt

147 Hunter Farm Road

Peterborough, NH 03458

✓ Map U35 Lot 1

Daniel J. & Stephanie E. Wrona

137 Hunter Farm Road

Peterborough, NH 03458

✓ Map U35 Lot 2

Toby J. Wade & Nicole R. Desantis

1738 7th Street

Sarasota, FL 34236-4123

✓ Map U35 Lot 3

Katherine L. & Daniel L. Marini

117 Hunter Farm Road

Peterborough, NH 03458

✓ Map U35 Lot 4

Mark L. & Terri Hummel

111 Hunter Farm Road

Peterborough, NH 03458

✓ Map R9 Lot 11

Rita White Revocable Trust

373 Mallory Court

Naples, FL 34110

✓ Map U31 Lot 7

Brock Revocable Trust

PO Box 314

Peterborough, NH 03458

✓ Map U31 Lot 6

John & Carla Labossiere

59 Windy Row

Peterborough, NH 03458

✓ Map U31 Lot 8

Leigh Couchman & Jen Robinson

28 Glenbrook Road

Marlborough, NH 03455

✓ Map U34 Lot 1-4

Shawn C. Reynolds & Donna M. Tenney

235 MacDowell Road

Peterborough, NH 03458

✓ Map U34 Lot 1-3

Philip C. Durand

231 MacDowell Road

Peterborough, NH 03458

✓ Map U34 Lot 1-2

Richard B. Kane

205 MacDowell Road

Peterborough, NH 03458

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☐ Adult Signature Restricted Delivery \$

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Se Daniel Duperron
St 222 West St., Unit 127
Ci Keene, NH 03431



PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

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☐ Adult Signature Restricted Delivery \$

Postage

Total Postage and Fees

Sent To Spencer Tate
Street Meridian Land Services, Inc.
City, St PO Box 118
Milford, NH 03055



PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



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PETERBOROUGH

OFFICE OF
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1 Grove Street
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Tel.: 603-924-8000 x 104
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Email: ocd@townofpeterborough.us
Web: www.townofpeterborough.com

STAFF REPORT

TO: Planning Board
FROM: Danica Melone
DATE OF WRITE-UP: Monday, April 24, 2023
PREPARED FOR: Monday, May 8, 2023
RE: PRELIMINARY REVIEW FOR MERCER AVENUE

Overview

Preliminary Review application for a 100-unit multi-family workforce housing development with associated site improvements at the end of Mercer Ave (Parcel No. U022-002-000) located in the Rural District.

Comments

This application has come back for a second round of Preliminary Review due to the revisions made which scale back the number of proposed house lots. Below are some notes to consider:

- Public Works Considerations. I have asked the Director of Public Works to review this application with his staff so that the applicant and the Board can get an idea of any improvements which will be needed to public infrastructure. **At this time, I have not received comment.**
- Route 101 Access. Considering this proposal will influence traffic on Route 101, the applicant is encouraged to work with NHDOT early in the process to flush out issues or plan for any necessary improvements to Route 101.
- Excavation Pit Reclamation. This property used to be the site of an excavation operation which was never officially reclaimed to state or Town standard. The Board is encouraged to remind that applicant that the entirety of the site which has been disturbed due to the past excavation operation, but not including the areas proposed for redevelopment, will need to be reclaimed as a condition of approval.

This includes, but is not limited to:

- No slope in soil material shall be left steeper than 3:1
- Stockpiled topsoil is redistributed to a depth sufficient to allow revegetation
- Revegetating these disturbed areas with a seed mix, shrubs, and/or trees or other plantings
- Submitting a reclamation plan
- Submitting a bond or escrow for the cost of reclamation

The second page of this report includes an aerial photo of the site to show disturbance.





TOWN OF
PETERBOROUGH
PLANNING BOARD

DO NOT WRITE IN THIS SPACE
File Number: Prelim-2023-04
Date App. Rec'd 4/10/23
Amount Rec'd 127.65
Clerk: DM

Preliminary Review Application

Office of Community Development
1 Grove Street
Peterborough, NH 03458
Office: (603) 924-8000 ext. 104
Fax: (603) 924-8001
Email: ocd@townofpeterborough.us
Web Page: www.townofpeterborough.com

Application Procedure

1. This form is used for persons who come before the Planning Board for a consultation with the Board prior to submitting a formal application. The circumstances under which preapplication review is applied are described below:

(A) Preliminary Conceptual Consultation

Preliminary Conceptual Consultation is a level of Preapplication Review that is intended to be an informal meeting with the Board to review and discuss a proposal in conceptual form. Such a discussion is directed toward:

- (1) reviewing the basic concepts of the proposal;
- (2) reviewing the proposal with regard to the master plan and zoning ordinance;
- (3) explaining the state and local regulations that may apply to the proposal; and
- (4) determination of the proposal as a major, minor, or technical subdivision, and of the submission items that would be required.

The types of projects that might be considered appropriate for mandatory preliminary review include, but are limited to:

- subdivisions of 10 lots or more;
- any open space residential development;
- proposals that involve significant amounts of wetland, shoreland and/or floodplain;

The applicant may use a general map sufficient to explain the concept; such map, however, shall not include any specific design, engineering or surveying information.

(B) Design Review Phase

Prior to submission of an application, an applicant may request to meet with the Board or its designee for non-binding discussions beyond the conceptual and general stage, involving more specific design and engineering details of the potential application.

2. The Planning Board holds public hearings on the second Monday of each month. The filing deadline for these meetings is generally the third Tuesday of the prior month; please see the posted schedule for each month's filing deadline.
3. Preliminary Conceptual Consultation shall be noticed in the newspaper of record with standard mail notification to all abutters, the applicant, and any holders of conservation, preservation or agricultural preservation restrictions. Design Review shall be noticed in the newspaper of record and notice shall be sent by certified mail to all abutters, the applicant, any holders of conservation, preservation or agricultural preservation restrictions, and any engineer, architect, land surveyor or soil scientist whose professional seal appears on any plat.

Name of Applicant or Owner's Agent: Fieldstone Land Consultants, PLLC - c/o Chad E. Branon

Address of Applicant or Owner's Agent: 206 Elm Street, Milford, NH 03055

Phone Number of Applicant or Owner's Agent: 603-672-5456

Name of Owner(s) of Property: Mercer Holdings, LLC

Address of Owner(s): 4218, NE 2nd Avenue, Miami, FL 33137

Phone Number of Owner(s): 917-922-6169

Address of Proposed Subdivision: Mercer Avenue (No Address)

Peterborough Parcel Identification Number: U022-002

Name of Preparer, if other than Applicant: Fieldstone Land Consultants, PLLC

Address of Preparer: 206 Elm Street, Milford, NH 03055

Phone Number of Preparer: 603-672-5456

Proposed Number of Lots: Single Lot Multi-Family Housing Development

Proposed Use (Be Specific): This project proposes to develop the subject property into a 100 unit multi-family workforce housing development with associated site improvements.

APPLICATION FEE

1. Base Fee-----\$ 75.00

2. Abutter Notification for Preliminary Consultation at \$.50 per notification. -----
\$.50 x 13 Abutters = \$ 52.65
\$4.05

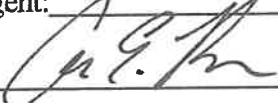
3. Abutter Notification for Design Review at \$3.50 per notification. -----
\$3.50 x Abutters = \$ N/A

Total Application Fee = \$ 127.65

Signature

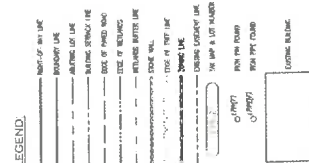
I, the applicant or owner's duly authorized agent, do hereby submit this application to be placed on the agenda of the Town of Peterborough Planning Board. I agree to be fully responsible for payment of all fees, costs, and expenses incurred with respect to this application.

Applicant/Agent: Chad E. Branon, P.E.

Signature: 

Date: April 10, 2023

If the application is not signed it will not be processed.



2. TAX MAP PARCEL U022-002 LIES WITHIN THE GROUNDWATER PROTECTION DISTRICT PER THE PETEBOROUGH ZONING ORDINANCE, ARTICLE X, PAGE 135.

[illegible]

ROUGH, NEW HAMPSHIRE

PREPARED FOR AND LAND OF,
MERCER HOLDINGS, LLC
1228 NW 2ND AVENUE, 2ND FLOOR, MIAMI, FLORIDA 33137

SCALE: 1" = 50'

JUNE 23, 2021

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs



FIELDSTONE
LAND CONSULTANTS INC.

2000 Miles Street, Millard, NE 68405
Phone: (402) 472-5476 Fax: (402) 413-5450
www.fishbase.org and cnaa.com

J.E. 2000000000	P97J M7	700060	SHEET	CN-1	PAGE NO.	1 OF 1
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REFERENCE PLAN:
 "PLAN OF LAND OF - NORMAN SCHWARTZ - MERCER AVE -
 PITTSBURGH, N.H. - HILLSBOROUGH COUNTY" - SCALE: 1"=40'
 DATED JANUARY 11, 1971 - PREPARED BY ALBERT A. SCHALL



TOWN OF
PETERBOROUGH
OFFICE OF
PLANNING & BUILDING

1 Grove Street
Peterborough, NH 03458
Office: (603) 924-8000, 104
ocd@peterboroughnh.gov

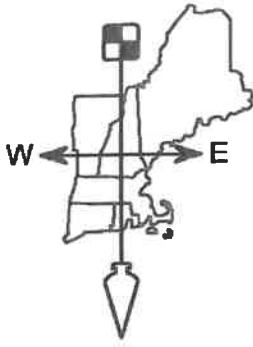
April 12, 2023

To Whom it May Concern:

be advised that at its meeting on **Monday, May 8, 2022** beginning at 6:30 PM the Planning Board will hold a public hearing starting as follows:

6:45 PM – Public Hearing – Preliminary Review Application for a 100-unit multi-family workforce housing development with associated site improvements at the end of Mercer Ave (Parcel No. U022-002-000) located in the Rural District.

This is an in-house meeting in the Selectboard's Meeting Room in the Town Hall. You are being notified because you are an abutter to this property. An abutter is anyone who is contiguous to the property or across a street or stream from the property. As an abutter you may participate in person or by agent or counsel and be heard during the public hearing phase of the meeting.



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206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456
www.FieldstoneLandConsultants.com

April 10, 2023

FLC#2980.00 / JGL

List of Abutters
Tax Map U022 Lot 002
Peterborough, New Hampshire

Map U022 Lot 002
Mercer Holdings, LLC
4128 NE 2nd Ave, 2nd Floor
Miami, FL 33137

Map U022 Lot 003-004
Scott & Hai Swinehart
109 West Ridge Circle
Contoocook, NH 03229

Map U022 Lot 006
Ann Durgin & Kenneth Whiton
P.O. Box 98
Peterborough, NH 03458

Map U022 Lot 011
Grenier Family Trust
John & Tammy Greiner, Trustees
20 Webb Road
Peterborough, NH 03458

Map U022 Lot 012
Richard W. & Theresa Wood
26 Webb Road
Peterborough, NH 03458

Map U022 Lot 013
Roger Tetu
483 Straw Road
Manchester, NH 03102

Map U022 Lot 014
Ellen L. Carter
23 Stone Ridge Drive
Peterborough, NH 03458

Map U022 Lot 015
Tallulah Zatz
44 Webb Road
Peterborough, NH 03458

Map U021 Lot 024
Timothy Desrosier Rev. Living Trust
Timothy Desrosier, Trustee
2 Maple Ave
Peterborough, NH 03458

Map U021 Lot 026-027
Clifford K. Jarest Trust
Clifford K. Jarest, Trustee
16 Maple Ave
Peterborough, NH 03458

Map U021 Lot 020
RH Monadnock, LLC
7D Taggart Drive
Nashua, NH 03060

Map U022 Lot 001
Global Montello Group Corp.
15 NE Industrial Road
Branford, CT 06405

Engineer:
Fieldstone Land Consultants, PLLC
206 Elm Street
Milford, NH 03055



TOWN OF
PETERBOROUGH

OFFICE OF
PLANNING & BUILDING

1 Grove Street
Peterborough, NH 03458
Tel: 603-924-8000 x 104
Fax: 603-924-8001
Email: pcd@townofpeterborough.us
Web: www.townofpeterborough.com

STAFF REPORT

TO: Planning Board
FROM: Danica Melone
DATE OF WRITE-UP: Monday, April 24, 2023
PREPARED FOR: Monday, May 8, 2023
RE: PRELIMINARY REVIEW FOR CARLEY ROAD OSRD

Overview

Preliminary Review application for an Open Space Residential Subdivision consisting of 8 new house lots and 1 open space lot, with associated site improvements, proposed for an undeveloped lot on Carley Road (Parcel. No. R005-010-000), located in the Rural District.

Comments

This application has come back for a second round of Preliminary Review due to the revisions made which scale back the number of proposed house lots. Below are some notes to consider:

- Internal Lot Frontage. Under §245-26D6(b)i, all individual lots shall front only on internal roads. Lots #5 and #4 will need to be adjusted so that they share access onto that private road.
- Driveways & Private Roads. Under the §239-5 X, a driveway may only serve a maximum of three residences. The accessway shown serving lots #6, #7, & #8 (and likely needing to serve #4 & #5) will need to be a private road. The accessway shown serving lots #1, #2, and #3 meets driveway regulations, but should be noted that any shared driveway serving three or more addressable structures will require a nickname for 911 addressing purposes.
- Traffic calming. Considering abutter feedback, the Planning Board may wish to consider discussing with the applicant how they may be able to support improved traffic calming along Carley Road. This could be in the form of signage near the development reminding drivers to slow for pedestrians.



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Email: pcd@townofpeterborough.us
Web: www.townofpeterborough.com

STAFF MEMO

FROM: Danica Melone

RE: LETTERS OF PUBLIC COMMENT RECEIVED PRIOR TO NEW APPLICATION

Please be advised that the following three letters of comment were received AFTER the first Carley Road OSRD hearing in November 2022 and are based on the plans which were submitted for that hearing. Though they were received after the hearing, I indicated to each writer that I would keep their letter on file in the event the project came back to the Planning Board. The proposal for the Carley Road OSRD has been revised, but the content of these letters is still valid for the Board to consider.

Danica Melone

From: Wendy Salisbury <wendy.salisbury17@gmail.com>
Sent: Monday, November 7, 2022 10:39 AM
To: Danica Melone
Subject: Carley Road proposed housing development

Follow Up Flag: Follow up
Flag Status: Flagged

Danica Melone, Town Planner

Peterborough, NH

Good Afternoon Danica

I read with great interest the article written by Scott Merrill and published on November 2, 2022 in the Monadnock Ledger-Transcript. I feel compelled to write to you, for the record, my feelings and those of my husband Stephen regarding the proposed 13 home project on Carley Road.

We bought our home in October 2020 after searching for over two years in and around Peterborough. The location of our home at first glance was ideal, starting with the turn from Old Street Rd that identified Carley Road as a dead-end road. Also noteworthy is that Carley Road is a designated Scenic Road, one of the very few in Peterborough. Our realtor was very up front with us about the Cranberry Meadow homes that would be built, including info regarding each home would be built on usable land with ownership of conservation land. Perhaps the legal wording is different from our understanding, but hopefully this captures the essence of the homes that are under construction.

As a resident of Carley Road, we have concerns regarding the location, esthetics (per the drawing by Sydney Watras and John Wheeler), increase in traffic, the impact to the Scenic road classification if these two new roads are allowed. The proposed 13 homes on two cul de sacs will no doubt change the quiet nature and quaintness of Carley Road. I would like to point out a word I stated at the Public Hearing was misquoted, "Wendy Salisbury said she and her husband moved to Peterborough recently said the (nature should be notion) nature of suddenly having two cul de sacs is "totally changing the climate, the atmosphere and the look of the road." While the 39 acre lot mathematically allows for the 13 homes, each home will be built on less than 2 acres, six of the homes on less than 1.25 acres. Carley Road has several hills that impact visibility especially when coupled with the narrowness of the road. That being said, it is a popular road for joggers/runners/walkers since the vehicular traffic is minimal. For the most part, residents take great care when traversing the road, though concerns have been raised regarding the speed of the numerous construction vehicles. Presuming a minimum of 13 additional vehicles (one per household and most likely more) traveling Carley Road on a daily basis is indeed concerning. Cutting down trees and established vegetation for these homes goes against the Scenic Road definition of the Peterborough Master Plan.

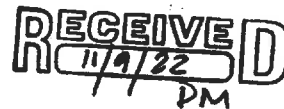
We appreciate the thoughtfulness of the board to request a walkthrough of the property and look forward to the feedback of this as well as comments regarding the traffic from the applicable person(s).

Please feel free to reach out via email or phone; 860.208.9431

Thank you

Wendy & Stephen Salisbury
241 Carley Road
Peterborough NH

November 7, 2022



Office of Planning and Building
Town of Peterborough
1 Grove St.
Peterborough, NH 03458
Attn. Danica Melone

To Whom It May Concern,

Please add this letter to others who are registering concerns regarding the proposed housing development on Carley Road, so that it may become part of the permanent record. As nearly 30 year residents on our state-designated scenic rural road, we are in full agreement with our neighbors who joined us to present grave concerns at the October, 2022 Planning Board meeting regarding the negative impact such a proposed development will inevitably have on our road and on our way of life.

Carley Road homeowners have already been under siege for many months from the current housing development project well underway which, when completed, will bring 12 new homes and the likelihood of at least 24 more vehicles to our narrow, windy, hilly, dead-end country road. Since the development began there has been a constant parade of incredibly noisy, large trucks that have barreled up and down the road at a high rate of speed all through the day, with little to no regard for the many joggers and walkers who use the road for daily outings. When residents raised this issue at last month's meeting, Mr. Taylor offered to alert police, and since then we have noticed site workers driving more slowly and carefully, so his assistance was appreciated.

However, the reality remains that if this new development is approved, then 13 more homes with potentially greater than 26 additional vehicles would then all be traveling daily on Carley Road. Carley Road was never meant to sustain a volume of 50 or more additional vehicles traversing the road on a daily basis, and it is unthinkable that this would ever be permitted by our town planner, road agents or state traffic officials. In fact, Carley Road is a well shaded, one lane road, and during the winter months snow and ice always build up heavily along both sides of the roadway, where melting is nonexistent until early spring. As attested to at last month's meeting, many of us (and neighbors from nearby roads that walk Carley Road for its scenic beauty and the respite it provides from busier roads because it is a dead-end) have already experienced many 'near-misses' when driving, walking by ourselves or with our dogs, pushing babies in strollers or jogging on our road. We suddenly find ourselves in the path of a vehicle fast approaching as it is cresting one of the hills. There are several hills that prevent the driver from realizing a pedestrian is in the vehicle's path, and there is almost no time for the vehicle or the pedestrian to move to safety because the road offers very limited borders on either side that are flanked by woods and wooded slopes. We hope that when a site visit is held, in addition to assessing the feasibility of the proposed development on the property, Board members will also pay equally close attention to the narrowness of Carley Road and recognize that its scenic, rural beauty must be honored, protected and preserved. This environment was precisely why we and so many of our neighbors purchased our homes on Carley Road, and now we fear unchecked aggressive development threatens our way of life.

Other concerns of equal importance are:

- The environmental issues at the site, i.e., contamination from years of hazardous waste dumping necessitating annual monitoring by the EPA.
- The risk to the integrity of current Carley Road wells. Given that droughts in summer are becoming the norm, it is a worry that 25 newly dug wells all pulling water from the same aquifers could ultimately lead to dry wells.

— The negative impact to wildlife in our area. Our quiet, open spaces provide important habitats for bear, deer, bobcats, foxes and lots of other wildlife that for many years have roamed the woods surrounding our homes, but large-scale construction projects obviously threaten their existence here.


— The likelihood that proposed large-scale development at the Stone Barn will become a reality, bringing with it further loss of wildlife habitats and the complexity of managing many more vehicles traversing Old Street Road, which intersects with Carley Road.

Therefore, given the numerous and far-reaching concerns outlined above, we oppose approval of any further large-scale development on Carley Road. Rather, we hope that after further consideration the Planning Board, any approval will be limited to only modest projects with far less negative impact that will be much more suitable for our scenic, narrow, woodsy, rural road that so many feel is such a special road in our town. We look forward to continuing this dialogue at the proposed site walk and at Planning Board meetings.

Sincerely,

Jim and Cindy Lynch
119 Carley Road
Peterborough, NH 03458

(603) 924-2284


Cindy Lynch



On Wed, Nov 16, 2022 at 9:41 AM Matthew Nelson <mtthwnelson@gmail.com> wrote:
Hi Danica,

Hope you're well!

As a resident of Carley Road, I've attached a signed letter in regard to the proposed development. I also pasted the text below. Please let me know if you have any questions.

Thanks so much and have a Happy Thanksgiving!

All the best,
Matt & Tim
175 Carley Road

November 16, 2022

Dear Danica and Members of the Board,

I hope this finds you well. I'm Matthew Nelson and I live at 175 Carley Road. My husband Tim Hayne and I are writing to add our voices to the chorus of concern and opposition to the development on Carley Road.

We moved from California to New Hampshire this past March. Making our home in New England has always been a dream, and we even got married in Vermont in 2017. We're fortunate to have the opportunity to be working remotely at this point and can choose where we live. After an exhaustive search, we found Peterborough, NH and 175 Carley Road.

We lived in New York City for years and, following that, in the Los Angeles suburbs for eight years. A fun surprise—not totally unexpected, because this is a wonderful community—but we've already met and socialized with more of our neighbors here than we did in five years living in Glendale, CA. We enjoyed living in cities and high-density housing, but after years of tiny apartments and no green space, we were looking for the polar opposite.

We don't have the history or the "cred" of many people who have lived on Carley for years. But, from a new neighbor's perspective, we'd like to say we chose this home because of this beautiful, quiet street with larger lots. We've since found out that Carley is also a "scenic" road, and it's well deserving of that descriptor. That was reason, at least it was for us, to buy our home. Putting in this development would ruin the whole vibe of this lovely street.

We've lived in subdivisions, looked at over 50 homes in NH (many in subdivisions), and this is why we chose Carley Road. Privacy was a driver. Also, Peterborough has so much to offer. We wanted to put down roots here, help build and serve the community, and put our resources into the local economy. I don't know if we would have made that choice if we'd known two cul de sacs were going in across the street... It feels like a bit of a bait and switch. Not only that, but

we're also concerned about the value of our property—one of these is literally right across from our driveway!

In addition, from an infrastructure perspective, it doesn't make sense. Carley Road isn't a double yellow or a main artery. It's narrow, hilly, and a dead end. You have to be careful going over the hills with traffic as it is. This is essentially doubling the number of households... and traffic. It will mean years and of construction and disruption, and more importantly, will totally undermine the reason to buy here and the rural ethos of the neighborhood. A scenic, walkable road will become too dangerous to enjoy.

Lastly, if there was even a hint of a question about ground water, pollution, and a superfund next door, I wouldn't want to buy there. Would you? We weren't even aware of that wrinkle, and that's reason enough to halt this, in my opinion.

We looked far and wide and were thrilled with our decision to make 175 Carley Road our forever home. I can understand one or two houses on the land, in keeping with the spirit of the area. But to fundamentally change the road and ruin it for those who live here? No. Anyone who knows the street or lives here can see this development would irrevocably change the landscape of the neighborhood and alienate the many wonderful people who live here.

Thank you for your time!

All the best,

Matthew Nelson & Tim Hayne

From: Matthew Nelson
To: Cindy Lynch
Cc: Ava Lindert; Danica Melone; Nathan O'Neill; Rose Marx; Stephen.Salisbury13@gmail.com; b.malt@ropesgray.com; chnky478@aol.com; donnaiwhite66@gmail.com; jbrandlett@icloud.com; jimcedward@yahoo.com; lizardo3@me.com; lmsbeach@yahoo.com; marcusedconsult@myfairpoint.net; miles.rai@gmail.com; robin@emtvo.com; smalt62@gmail.com; startrekvg@yahoo.com; timhayne@gmail.com; wendy.salisbury17@gmail.com
Subject: Re: Carley Road
Date: Thursday, April 20, 2023 3:26:18 PM

I'm also curious about the superfund/movement of ground water question and Carley Road's status as a scenic road. Interesting to see how those will impact discussions also.

On Thu, Apr 20, 2023 at 3:21 PM Cindy Lynch <clynch119@gmail.com> wrote:

Wonderful letter Ava, thanks for urging the town to prioritize storm debris cleanup on Carley as well as tying that into the larger concern we all share about the potential negative impact from further housing development. Good to read that Danica is now passing on your concerns to the DPW Director.

Wondering whatever happened to the previous plan of Planning Board members scheduling both a site visit and a Carley Rd walk that we neighbors could opt to join in on that was proposed at the last meeting held about development on our road. I am so glad you encouraged this again.

> On Apr 19, 2023, at 9:51 PM, Ava Lindert <ava.lindert1@gmail.com> wrote:

>

>

> Hi Danica,

>

> I wanted to touch base regarding a couple things happening on Carley Road.

>

> I'm not sure if you had any idea what the timeline of cleanup might look like as far as branches and downed trees go? The road is normally quite narrow and with the amount of debris from the wild winter storms the road is down to single lane for the majority. I actually had a delivery yesterday and the truck driver said he was concerned about meeting another car/damaging our delivery item with branches hanging low. He's a local gentleman and said (and I agree) that many of the other roads around town have been managed but ours seems neglected thus far.

>

> I know there's currently a new development proposed for the road and many of the Carley Road residents have expressed concern. I do want to acknowledge in writing in the event I'm unable to attend the next Planning Board meeting that the road as it currently stands is barely able to support the current residents and more residents on the road will increase the strain and/or cause potential danger. During the last storm, and of course we understand that it was unique in it's magnitude, we didn't see a single town plow for three days. Residents of Carley Road were actually stranded in their homes, some with no power and limited resources. The storm began Monday and the road wasn't addressed until Thursday, we lost power Tuesday morning and it was returned Thursday evening.

>

> I would also invite any of the Planning Board members to enjoy a beautiful spring walk on Carley Road but please beware of the hills and the motorists (and trucks of the LR3

construction crews) who tend to use dangerous speeds while navigating the road, particularly to circumvent the debris. I personally run and walk this road almost daily with my two toddlers in a double stroller, and there have been many occasions that I have had to pull off into the dirt to avoid harm. The thought of my children enjoying a bike ride to town in their future puts my stomach into knots. Perhaps a sidewalk or bike lane could be a creative solution to future development? Old Street Road is in similar fashion.

>

> All of this being said, we are fortunate to live in a wonderful small town on a beautiful scenic road and we would be happy to share that joy with others, however, the reality of the potential limitations in infrastructure should to be taken into careful consideration before expanding onto already strained resources.

>

> Please let me know if you are aware of the cleanup timeline, or if you have another contact person that I should reach out to for that information.

>

> Thank you so much for reading and sharing our concerns Danica.

>

> Ava O'Neill

>

>

>

>

>

>

>

> --

> Ava O'Neill, D.M.D.

>



TOWN OF
PETERBOROUGH
PLANNING BOARD

DO NOT WRITE IN THIS SPACE
File Number: Prelim-2027-02
Date App. Rec'd 4/10/23
Amount Rec'd 15.50
Clerk: DM

Preliminary Review Application

Office of Community Development
1 Grove Street
Peterborough, NH 03458
Office: (603) 924-8000 ext. 104
Fax: (603) 924-8001
Email: ocd@townofpeterborough.us
Web Page: www.townofpeterborough.com

Application Procedure

1. This form is used for persons who come before the Planning Board for a consultation with the Board prior to submitting a formal application. The circumstances under which preapplication review is applied are described below:

(A) Preliminary Conceptual Consultation

Preliminary Conceptual Consultation is a level of Preapplication Review that is intended to be an informal meeting with the Board to review and discuss a proposal in conceptual form. Such a discussion is directed toward:

- (1) reviewing the basic concepts of the proposal;
- (2) reviewing the proposal with regard to the master plan and zoning ordinance;
- (3) explaining the state and local regulations that may apply to the proposal; and
- (4) determination of the proposal as a major, minor, or technical subdivision, and of the submission items that would be required.

The types of projects that might be considered appropriate for mandatory preliminary review include, but are limited to:

- subdivisions of 10 lots or more;
- any open space residential development;
- proposals that involve significant amounts of wetland, shoreland and/or floodplain;

The applicant may use a general map sufficient to explain the concept; such map, however, shall not include any specific design, engineering or surveying information.

(B) Design Review Phase

Prior to submission of an application, an applicant may request to meet with the Board or its designee for non-binding discussions beyond the conceptual and general stage, involving more specific design and engineering details of the potential application.

2. The Planning Board holds public hearings on the second Monday of each month. The filing deadline for these meetings is generally the third Tuesday of the prior month; please see the posted schedule for each month's filing deadline.
3. Preliminary Conceptual Consultation shall be noticed in the newspaper of record with standard mail notification to all abutters, the applicant, and any holders of conservation, preservation or agricultural preservation restrictions. Design Review shall be noticed in the newspaper of record and notice shall be sent by certified mail to all abutters, the applicant, any holders of conservation, preservation or agricultural preservation restrictions, and any engineer, architect, land surveyor or soil scientist whose professional seal appears on any plat.

Name of Applicant or Owner's Agent: Fieldstone Land Consultants, PLLC - c/o Chad E. Branon

Address of Applicant or Owner's Agent: 206 Elm Street, Milford, NH 03055

Phone Number of Applicant or Owner's Agent: 603-672-5456

Name of Owner(s) of Property: Carley Holdings, LLC

Address of Owner(s): 4218, NE 2nd Avenue, Miami, FL 33137

Phone Number of Owner(s): 917-922-6169

Address of Proposed Subdivision: Carley Road (No Address)

Peterborough Parcel Identification Number: R005-010-000

Name of Preparer, if other than Applicant: Fieldstone Land Consultants, PLLC

Address of Preparer: 206 Elm Street, Milford, NH 03055

Phone Number of Preparer: 603-672-5456

Proposed Number of Lots: 9 New OSRD Lots

Proposed Use (Be Specific): This project proposes to develop the subject property into a 9 lot open space development with 8 new house lots and 1 open space lot with associated site improvements.

APPLICATION FEE

1. Base Fee-----\$ 75.00

2. Abutter Notification for Preliminary Consultation at \$.50 per notification. -----
\$~~.50~~ x 10 Abutters = \$ 40.50
\$4.05

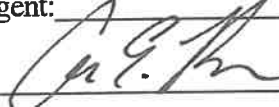
3. Abutter Notification for Design Review at \$3.50 per notification. -----
\$3.50 x ____ Abutters = \$ N/A

Total Application Fee = \$ 115.50

Signature

I, the applicant or owner's duly authorized agent, do hereby submit this application to be placed on the agenda of the Town of Peterborough Planning Board. I agree to be fully responsible for payment of all fees, costs, and expenses incurred with respect to this application.

Applicant/Agent: Chad E. Branon, P.E.

Signature: 

Date: April 10, 2023

If the application is not signed it will not be processed.



TOWN OF
PETERBOROUGH
OFFICE OF
PLANNING & BUILDING

1 Grove Street
Peterborough, NH 03458
Office: (603) 924-8000, 104
ocd@peterboroughnh.gov

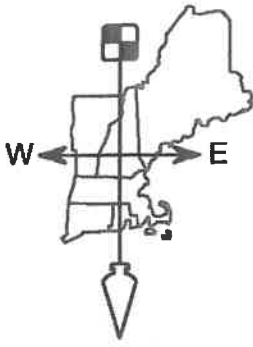
April 12, 2023

To Whom it May Concern:

be advised that at its meeting on **Monday, May 8, 2022** beginning at 6:30 PM the Planning Board will hold a public hearing starting as follows:

7:00 PM – Public Hearing – Preliminary Review Application for an Open Space Residential Subdivision consisting of 8 new house lots and 1 open space lot, with associated site improvements, proposed for an undeveloped lot on Carley Road (Parcel. No. R005-010-000), located in the Rural District.

This is an in-house meeting in the Selectboard's Meeting Room in the Town Hall. You are being notified because you are an abutter to this property. An abutter is anyone who is contiguous to the property or across a street or stream from the property. As an abutter you may participate in person or by agent or counsel and be heard during the public hearing phase of the meeting.



FIELDSTONE

LAND CONSULTANTS, PLLC

Surveying ♦ Engineering
Land Planning ♦ Septic Designs

206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456
www.FieldstoneLandConsultants.com

April 10, 2023

FLC#2979.01 / JGL

List of Abutters
Tax Map R005 Lot Number 010-000
Peterborough, New Hampshire

Map R005 Lot 010-000
Carley Holdings, LLC
200 NW 62ND Street, Suite 500
Fort Lauderdale, FL 33309

Map R005 Lot 011-001
Luke & Emaline May Bergeron
227 Carley Road
Peterborough, NH 03458

Map R005 Lot 011-002
James Borsari
225 Carley Road
Peterborough, NH 03458

Map R005 Lot 011-003
Peter J. Medico
207 Carley Road
Peterborough, NH 03458

Map R005 Lot 011-004
Roseanne Marx
195 Carley Road
Peterborough, NH 03458

Map R005 Lot 011-006
Timothy Hayne & Matthew Nelson
175 Carley Road
Peterborough, NH 03458

Map R005 Lot 007-000
Sydney W. Watras
John R. Wheeler
650 Banks North Road
Fairfield, CT 06824

Map R006 Lot 001-001
Michael & Robin McGill
232 Carley Road
Peterborough, NH 03458

Map R006 Lot 001-200
Gary N. & Ann M. Wood
231 Carley Road
Peterborough, NH 03458

Engineer:
Fieldstone Land Consultants, PLLC
206 Elm Street
Milford, NH 03055

PETERBOROUGH PLANNING BOARD
TOWN OF PETERBOROUGH
Monday, April 10, 2023
Peterborough, New Hampshire

Members Present: Andrew Dunbar, Sarah Steinberg Heller, Lisa Stone, Gary Gorski, and Stephanie Hurley

Also Present: Danica Melone and Laura Norton, Office of Planning & Building

Chair Hurley opened the workshop with a welcome and introduction of the Board and Staff. It was noted the meeting was being streamed live to You Tube and Local Channel 22 for viewing. Chair Hurley then reviewed of the Rules of Procedure and the Peterson Civility Clause reminding all present that they needed to be respectful of each other's comments "even when you don't agree."

A motion was made/seconded (Stone/Heller) to seat Alternate Gary Gorski for the hearing with all in favor.

Minutes:

A motion was made/seconded (Stone/Gorski) to approve the Minutes of March 13, 2023 as written with typos with all in favor but Ms. Heller who abstained.

Public Hearing: Scenic Road Application for routine tree trimming maintenance in the areas of Carley Road, Crosby Road, Gulf Road, Old Greenfield Road, and Slab Road, all located within the Rural District and Groundwater Protection Overlay Zone, as proposed by Dane D'Arcangelo, arborist and representative for Eversource Energy.

Ms. Melone projected a statement from Consulting Forester Swift Corwin who concurred the trimming the trimming was essential so that tree growth does not interfere with the power lines. She also projected a graphic of the proposed route of trimming.

Dane D'Arcangelo introduced himself as an arborist for Eversource Energy and gave a brief review of the request for permission for routine tree trimming maintenance in the areas of Carley Road, Crosby Road, Old Greenfield Road, Gulf Road and Slab Road. All the roads are located in the Rural District and the

Groundwater Protection Overlay Zone.

Mr. D'Arcangelo told the members standard maintenance trimming of natural regrowth was done every 4-5 years and that typically trim 15-feet above and 10-feet below the primary wire as well as 8-feet to the right and 8-feet to the left of the lines as it travels down the road. "Large, mature limbs will not be cut" he said adding "the limbs are usually under 4 inches in diameter."

Mr. D'Arcangelo told the Board Asplundh Tree Experts would be doing the work "and they are required to contact property owners prior to trimming so that individual concerns can be addressed." He also noted "all brush and limbs caught on the roadside will be tripped." He concluded by reviewing the graphic, pointing out the locations of primary the primary wires and the sections of the scenic roads where trees will be trimmed. Chair Hurley asked about a gap in the line with Mr. D'Arcangelo replying, "that is because there is no primary electric wire there." Chair Hurley then asked for and got a brief clarification of how the trimming dimensions are established, which is dependent on the actual direction that the wires travel.

With no other questions from the Board Chair Hurley opened the hearing to the public.

Michael McGill introduced himself and noted he had 8 utility poles to a transformer down his driveway on Carley Road. He asked if the trimming included those as well. Mr. D'Arcangelo replied it was very likely they carried primary wires, "so that area is out of this proposal but it is likely the trees would be trimmed to the transformer."

With no further questions Chair Hurley closed the public portion of the hearing.

A motion was made/seconded (Heller/Gorski) to approve routine tree trimming maintenance in the areas of Carley Road, Crosby Road, Gulf Road, Old Greenfield Road and Slab Road, all located within the Rural District and Groundwater Protection Overlay Zone, as proposed by Dane D'Arcangelo, arborist and representative for Eversource Energy with all in favor via roll call vote.

Other Business:

Planning Board Alternate:

Chair Hurley introduced Sean Tomson who is interested in joining the Board as an alternate. She briefly reviewed his volunteer application and had him give a brief review of his experience on the Review Development Board he served on in Vermont.

A motion was made/seconded (Stone/Heller) to approve the appointment of Mr. Tomson as Planning Board alternate with all in favor via roll call vote.

A brief review of the process of Selectboard review and approval, being sworn in and various educational opportunities to take advantage of followed.

Ms. Stone asked about an education plan (amendment descriptions in a nutshell) available at the polls for voters. Ms. Melone noted a “quick review sheet” that will be available in each polling station. Chair Hurley suggested creating some sort of informational Viewpoint Editorial in the local newspaper with Ms. Melone noting she would be happy to assist in drafting that document.

The meeting adjourned at 6:50 p.m.

Respectfully submitted,

Laura Norton

Office of Planning & Building

