

PLANNING BOARD

ANNUAL REPORT 2022

One of the roles of the Planning Board is to oversee the Master Plan's development and updates to keep it current with the needs of the town. This year, the Master Plan Steering Committee rewrote several chapters, some of which haven't been updated since 2003. The Planning Board approved the updated Master Plan chapters: Economic Vitality, Housing & Population, Historic Resources, and Cultural Resources. These help the Planning Board understand the wishes of townspeople as to the direction of the town's development and are available for public viewing on the town website.

The Planning Board also creates and approves zoning amendments to be brought to the Town Meeting. In this role, in 2022 the Planning Board submitted numerous amendments, including one that would allow multifamily housing not restricted to staff or students to be developed in Monadnock Community Health Care District. Manufactured Housing was also approved as an allowed use in the General Residence, Family, Rural, West Peterborough and Monadnock Community Health Care Districts. The requirement that manufactured homes be placed on a permanent foundation was removed. The ADU minimum size was removed, and the maximum allowable size was increased to 1,000 square feet or 30% of the gross living area of the principal unit. This amendment provides greater flexibility for homeowners wishing to add an ADU.

In 2022, the board approved these large projects:

- The Southwoods development, the last phase of the Southfield Village Multi-Family Housing Development submitted by Mathewson Properties LLC. This will consist of 16 duplex units and one 6-unit building.
- The Halliday Properties LLC proposal for the first workforce housing units in Peterborough. On Union Street in West Peterborough, they will construct a 30-unit, multi-family residential rental development. This will have 3 units dedicated to workforce housing.
- The Planning Board continued to work with Mr. Garland's Open Space Residential Development behind the Well School. After many delays and all violations were eliminated in the plans, the project was approved in November. The plan will convert 7 existing accessory structures into permitted dwellings and create 12 open space residential lots for new homes, leaving more than 50% open space and preserving 8.2 acres for agricultural uses in perpetuity.

Some smaller requests coming to the Planning Board included the Judith Rice Million Revocable Trust Subdivision Application to create one new lot from an existing lot in the rural district. Another was a request for a 1-year extension of the Bridge Street Recovery project, planned for off Route 202 South, behind the Peterborough shopping plaza. This was granted with stipulations that buildings be secured for safety reasons and, if they want another extension next year, existing buildings on the property will have to be torn down.

A few projects were presented for Preliminary Reviews but never returned as full proposals.

- The Stone Barn was proposed as a workforce and active adult housing development, consisting of a multifamily subdivision in the back and two 12-unit condominium extensions to the Stone Barn. A total of 67 units with 15 workforce housing units was proposed.
- Ivy Vann brought a plan for a residential property development of 12 townhouses located off High St. in the General Residence District.
- Carley Holdings LLC proposed 13 new house lots and 1 open space lot on Carley Rd under the Open Space Residential Development ordinance.

The PB voted in support of the Joint Statement of Support for Affordable Housing from the Affordable Housing Subcommittee to the EDA. We also heard from the Peterborough Renewable Energy Planning Committee, who urged us to encourage walkability, bikability and energy-friendly development as well as to incentivize mixed-use development, ADUs, infill development, and affordable housing.

The Planning Board approved a few projects because of activities occurring in the Shoreland Conservation or Wetland Protection areas. These included a Scenic Road application by Eversource Energy to trim branches around powerlines and replace a pole at the intersection of Spring Street and Windy Row. Another was proposed by Lionheart Classical Academy to erect a fenced recess area outside of the old SDE building on the corner of Sharon Road and Route 202.

Only one Planning Board project was not approved in 2022. The Site Plan Review for Shooting Range at Monadnock Rod & Gun Club was tabled because they were denied a variance request from the ZBA.

Respectfully submitted,
Stephanie Hurley, Planning Board Chair