



TOWN OF  
PETERBOROUGH  
OFFICE OF  
COMMUNITY DEVELOPMENT

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**NOTICE OF DECISION**

PLANNING BOARD  
TOWN OF PETERBOROUGH

Case No. SB-2005-09

Upon a motion duly made/seconded (MacDonald/Kellogg), on September 19, 2005 the Planning Board unanimously voted to approve a subdivision and site plan for a 29-unit co-housing development with a community building and farm shown as shown on the plans entitled (1) "Neighborhood and Farm, Nubi River Partners LLC," dated 7/15/2005 consisting of 18 sheets last revised on 8/8/05, and (2) "Neighborhood and Farm, Nubi River Partners, LLC, Parking and Access Amendment Plan, dated 9/19/05 consisting of one sheet that replaces the parking plans as shown on the aforementioned plans, on property located on Steele Road, Parcel No. U026-008-000, in the West Peterborough District.

In reaching its decision, the Board finds:

- This is a mixed-use project in keeping with the Master Plan and the zoning provisions for West Peterborough.
- It is a unique project, based in large part on soil types.
- It is a gentle use of a large property.
- It substantially exceeds zoning requirements for setbacks and density.
- It integrates a trail system.

In granting this request the Board imposes the following conditions:

1. If the applicant decided to develop the convertible land to estate lots they must come back to this Board
2. The open space and farmland soils would be permanently protected as shown on page 2 of 18 of the plans submitted by the applicant on July 15, 2005.
3. The convertible land would become open land after 5 years unless the applicant comes back to the Board to request an extension.
4. A landscaping plan for an evergreen buffer on the east side of the property shall be maintained at a minimum height of 15 feet.
5. The applicant shall submit a plan for access to the convertible land for approval.
6. The condominium documents to be submitted and approved for the file.
7. The entire width of the sites' accessways will be kept clear of snow in the winter.

Signed,

George Sterling  
Planning Board Chair

September 19, 2005  
SB-2005-09