

Draft
Canterbury Conservation Commission
Canterbury, NH
Thursday, June 9, 2022, 7pm

Attendance:

In person: Kelly Short, Audra Klumb, Ken Stern

Remotely by Zoom: Steve Seron, Sara Riordan, Bob Steenson, Bob Fife, Linda Fife

Absent: Teresa Wyman

Guest, in person: Charlie Comey, Canterbury Resident

1. Approve prior meeting Minutes:

Ken moved to approve the minutes, Audra seconded. Audra corrected some spelling; Minutes approved as edited.

2. Guest: Charlie Comey, 7 Hackleboro Rd, Canterbury

Charlie and his family live on 4 acres at 7 Hackleboro Rd. He was contacted by the owner of 6 Baptist Rd who owns 64 acres (in two lots), part of which borders the Comey's property. The owner is interested in putting in 22 homes (~2 acres/home) on his property and contacted the Comeys about securing an easement to cross the north end of their property with an access road. The Comeys declined and Charlie shared their opinion that there are high conservation values in these properties (farm soils, open fields, forests, streams and wetlands, and the old farmhouse) as well as on much of the abutting properties. There is a system of trails that connects the center of town to other trails maintained by various landowners in town. Charlie sees an opportunity for a Town Forest that can be used by everyone.

Kelly noted out that this area is part of a 272-acre area of continuous undeveloped land. Ken said that in terms of the CCC, we are in a wait and see position. If the landowner tries to get approval for development, we could approach him about some conservation ideas. If the landowner is not successful in his development plans, we can look into a process toward a Town Forest or some other means of conserving some or all of the property.

Kelly thanked Charlie for approaching the Commission and thanked him for informing us.

3. Master Plan – Meeting with the Planning Board and June 18th community discussion.

Ken and Audra reported on the meeting with the Planning Board. There was discussion at that meeting regarding the CCC edits to the plan, especially chapter 5. The Planning Board has not yet communicated what the next step of the

process is. There is a town “Visioning Session” on June 18 with the entire town invited to attend. There will be three sessions on different topics. Kelly will moderate a discussion session on natural, cultural and agricultural resources. If anyone else would like to moderate let Kelly know. The purpose of the Charette is to let people express concerns and ideas. There will not be decisions made at that meeting.

Ken reported that the Agriculture Commission will work on some language to incorporate into Chapter 5. Ken suggested that we consider alternative language to describe the low-density rural parts of town rather than the current label of the zone, which is Agricultural/Conservation.

Bob Steenson pointed out that agriculture is a use more than a zone; agriculture is practiced throughout town. Bob noted that the Planning Board needs to update the town’s Table of Uses.

Kelly asked if the Agriculture Commission had any suggestions to help with language. She asked the CCC members to offer any ideas; Bob Steenson said some towns use “Resource/Recreation” zone. Kelly is less concerned about the actual name than about what the defined use is within the district. Audra feels that changing the name is unnecessary since the use will not be changing.

Kelly suggested we should wait to know what the rest of the master plan process is before providing any additional input.

4. Property management projects update:

There is no new information about the rock removal on the RSFCA.

5. Conservation property priority process discussion:

Ken had some suggestions about the maps which have been forwarded to the CNHRPC

Kelly noted that we did not include the opportunity to include points for a property being adjacent to conserved land or for being conserved. Ken suggested adding these as points. All members agreed.

Kelly discussed the option of awarding “bonus points” for parcels that are conserved or adjacent to conserved land. Audra wondered why we need to add points to a property that is already conserved. Kelly pointed out that by adding points to just adjacent properties it could make a conserved property look less important if it didn’t receive bonus points as well. She also noted that we are able to toggle layers on and off in order to get different perspectives.

Ken noted that the shapes on these maps don't indicate property boundaries and that it could be helpful to see the property boundaries so we can consider which individual properties are of high value for conservation. Kelly will ask CNHRPC what it would look like if we add parcel data to the current 4-tier map. Can we turn on the tax map and cross-hatching for conserved parcels at the same time?

There was discussion about what point values to add as "bonus points". Kelly will ask the mapmaker to try 3 different versions of the map:

1. To toggle the conserved land and boundaries on and off
2. To add bonus points of 100 and 50 respectively for conserved properties and adjacent properties.
3. To add bonus points of 50 and 25 respectively for conserved properties and adjacent properties.

6. Permits:

Wetlands permit Map 226, Lot 3, Route 106 storage facility.

Audra reviewed the application and visited the property. Audra did not have any concerns about the permit request based on her assessment. Ken expressed concern about the amount of impervious surface being created and how it would affect the wetland to the south. Ken will draft a letter to DES asking them to make sure attention is paid to assuring that the appropriate steps are taken to deal with impervious surface issues.

Meeting adjourned.

Next meeting is July 14, 2022