

1                    **Planning Board Work Session - Draft Minutes**

2                    **September 27, 2022**

3    **Members Present**

4    Greg Meeh, (Chair), Scott Doherty (Vice Chair), Kent Ruesswick (BOS rep), John  
5    Schneider, Joshua Gordon, Anne Dowling

6    **Absent**

7    Lucy Nichols, and alternates

8    **Others Present**

9    CNHRPC staff Matt Baronas

10 **Agenda**

11        1. **Call to Order**

12    Greg Meeh called the meeting to order at 7 pm.

13        2. **Minutes of September 13, 2022**

14    Greg asked for comments. There were none. Kent Ruesswick moved the Minutes  
15    of September 13 work session. Greg seconded. All voted in favor to approve.  
16    Joshua Gordon abstained not having been there.

17        3. **Matt Baronas, CNHRPC – mapping work for Canterbury Center Historic**  
18        **District**

19    Matt had come with 2 sets of the Center Historic District maps, for Planning Board  
20    and the Historic District Commission.

21    Members examined the maps. Questions were raised about some lots that  
22    appeared not to have names of property owners on them. The maps were  
23    produced from 2015 aerial data and 2019 property data so inevitably there were  
24    a few gaps. **Secretary was asked to find out from Mandy in the town office who**  
25    **owned the 14-acre lot next to Judy Nelson, and who owns the property at the**  
26    **start of Morrill Road. And who owns the land on the right side of Morrill Road**  
27    **by the Conservation land?**

Members agreed that these maps are very helpful and should be accessible on the town website somewhere.

4. Mapping work and logistics for October 11 Vision Session focusing on Commercial and Industrial zones

Matt had maps for the Exit 17, and Rt 106 zones (both Commercial) and Exit 18 (Industrial). These will be present for use in the Vision Session. **Greg asked that Matt add the property lines and acreage to be shown on them** as with the CHD map. There may be slight reorientation needed to align zone boundaries and property lines. **Matt to make another map that shows the whole town with these 3 districts highlighted.**

Logistics for October 11 Vision Session:

- Use the Town Hall for one large group but have Meeting House as backup in case there are too many people for the TH
- Mike Tardiff had drafted an Agenda like the first Vision Session
- Mike and Greg to do the introductions
- CNHRPC staff to do overview of survey responses
- Someone from Planning to do a brief overview of zoning in the zones that are the focus of the evening
- Facilitation of discussion to come from PB members and Mike
- Focus just on Economic Development and Housing (land use and transportation for next year)
- There was discussion about raising the issue of mixed use zoning, the value of healthy communities that do diversify zoning and the fact that there are residences found in these zones even though they are not zoned for houses to be built – there was no resolution to this discussion
- **CNHRPC staff can bring easels, maps, agendas, and materials (all of which are appreciated)**
- **Planning Board to take care of refreshments – think of 25-30 people max and plan on ordering pizza, get drinks, cookies. Secretary to organize. Logan had offered to pick up pizzas from Brookside.**

5. Patriot Holdings LLC – amendment to Site Plan on Hall Road, Map 249, Lot 16

Greg explained the amendment to the site plan was an administrative issue. The owners could not get the building materials they wanted for the angled parking so they were going to build straight 90 degree placed self-storage buildings instead, slightly smaller than the originals. John Noonan of Fieldstone Consultants had mailed 3 copies of the amended site plans for members to look at. There was to be no change to the boundary line of impervious surfaces. Greg requested that board members vote and then he would be comfortable signing an amended site plan. It was noted that the wording should reflect the training received last meeting on the new land laws, with the suggested wording sent by Matt Monahan of CNHRPC.

**Joshua Gordon moved to approve the amended site plan of Patriot Holdings LLC, at Tax Map 249, Lot 16, on condition that the site plan is the same as the original except for the orientation of the buildings as presented on the amended site plan, and it complies with the zoning ordinance and site plan regulations, given the plans presented. Anne Dowling seconded. All members present voted in favor of the motion.**

#### 6. Other Business

- (i) Joshua had offered to read through the drafts of Master Plan Chapters 5-6, received from Kelly Short back in May this year. **Secretary to send those documents to Joshua.**
- (ii) John Schneider asked about registering for the upcoming NHMA conference on the new land use laws, to be held online on Saturday October 15. Anne and John wanted to attend. It costs \$70 per person and Ken Folsom had said there was \$500 in the seminar budget for use. John to contact Ken Folsom – maybe have Library as back up if Meeting House does not have adequate wifi.
- (iii) Kent mentioned **budget work coming up for the Selectmen. The Planning Board needs to discuss numbers on the late October meeting, October 25.**
- (iv) Kent also mentioned that the town had begun the process of signing up for Community Power. So far there are 21 other towns, mostly further south, who have signed up. It should allow the town to set up solar fields and batteries and buy power. It was explained that utilities are not really ‘utilities’ anymore, following deregulation about a decade ago.

95           There will be a lot to learn about how Community Power will work. Kent  
96           is currently temporary chairman of this subgroup from the Energy  
97           Committee. Howard Moffett has been helping. John expressed interest  
98           in finding out more about how this will all work. There will be further  
99           presentations in town to start to educate people about the opportunity.  
100       (v)   The Selectmen believe that the Pachamama Sanctuary has moved on,  
101           following the Cease-and-Desist order. The owner had not shown up at  
102           court.

#### 104       7. Site Plan Regulations and Procedures

105       Members picked up discussion of the task begun in the spring. The Site Plan  
106       regulations date to 2002 and need updating. The current draft needs  
107       reworking for corrections and clarity. The job of 'Planning Board Associate'  
108       needs explaining. The critical check list for items to be submitted should be  
109       separate from the Procedures.

110       **Greg to ask Mike Tardiff if his office can help** with updating the regulations to  
111       be in line with the Planning Board Handbook guidelines. Perhaps Pam Smarling  
112       can help with the document too. **Secretary to ask her.**

#### 113       8. Adjournment

114       Joshua moved to adjourn. Scott Doherty seconded. It was just after 8:30 pm.

#### 115       Summary of Action Items

- 116       • **Secretary to find out unnamed lots on the Center Historic District map**  
117       **and let Matt know**
- 118       • **Board follow through with town office that the maps get onto the website**
- 119       • **Matt Baronas to add acreage and property lines to the Exit 17, 18, Rt 106**  
120       **maps and make another map of the whole town showing these**  
121       **commercial and industrial zones**
- 122       • **CNHRPC staff to bring agendas, easels, materials etc. for October 11**  
123       **Vision Session**
- 124       • **Secretary to take care of purchasing/ordering refreshments for Vision**  
125       **Session –check that Logan will pick up pizzas ordered**

- Secretary to send Chs 5-6 Master Plan to Joshua (note: the next step is for CNHRPC staff to work that document into a more finished version)
- Secretary/Chair to sent Notice of Decision to Patriot Holdings and get final site plan signed
- Board to think about Budget issues – to discuss October 25 meeting – November 1 is deadline
- Greg to ask Mike Tardiff about help with updating Regulations/procedures – secretary to see if Pam Smarling might help
- Kent – keep Planning Board informed of Community Power progress

Respectfully submitted,

Lois Scribner, secretary