

1 Final Minutes - Planning Board Work Session – February 14, 2023

2 Meeting House, 7 pm

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4 Members Present

5 Greg Meeh (Chair), Scott Doherty (Vice Chair), Joshua Gordon, Lucy Nichols, Anne
6 Dowling, Kent Ruesswick (BOS rep), Logan Snyder, alternate (taking notes for
7 absent secretary)

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9 Members Absent

10 John Schneider

11

12 Others Present

13 Mike Tardiff, Director CNHRPC

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15 1. Call to Order

16 Greg Meeh called the meeting to order at 7.04 pm.

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18 2. Minutes of January 24

19 Scott Doherty moved the previous minutes. Kent Ruesswick seconded. There being
20 no discussion all members present voted to approve those minutes.

21

22 3. Master Plan chapter drafts – Land Use, Transportation and Housing

23

24 Greg invited Mike Tardiff to discuss the work on drafts so far. Mike said that with
25 the Land Use chapter there are many edits, and it all needs review. **Board**
26 members should start reading and marking up. Members are asked to consider the
27 educational value of the drafts; is it too much, or does it address the needs of
28 residents who will know very little about the issues.

29

30 With regard to the Transportation chapter, Mike said it had originally been worked
31 on pre-Covid and a great deal needed to be removed. It should be about 8-10
32 pages total.

33

34 Mike said they were still working on other drafts, for the Housing chapter.

35

36 Greg had met recently with Mark Stevens, who is taking over as Chair of the
37 Agricultural Commission from Wayne Mann. Mark had emphasized housing for

38 temporary and seasonal workers as an issue. It was agreed that the Master Plan
39 should have as much detail as possible so it should include different potential
40 solutions, such as looking at the campground ordinance as one way to address that
41 need. Mark had also raised the issue of the townwide need for more permanent
42 housing, which is tied into the work the Board will do on cluster development. It
43 was noted that farmers may want to subdivide their land to be used for housing,
44 maybe different kinds of housing, whether it be residential, commercial, or
45 agricultural. The bonus density mechanism could be used to encourage the
46 protection of prime agricultural soils and while still developing other parts of a
47 property.

48
49 Such overlays and contingencies can increase the complexity of planning and
50 regulation. Property owners want to be able to look up exactly what applies to
51 their location. The CNHRPC staff had worked in Warner on a groundwater
52 protection overlay and saw that resident generally did not understand the
53 regulations. Zoning and regulations need to do a better job explaining.

54
55 The discussion turned to Housing. Canterbury is the first town to get a new ‘fair
56 share’ number. The CNHRPC is working to finalize the new regional housing needs
57 assessment. Page 7 in the draft has a discussion of a new ‘fair share’ analysis.
58 Canterbury peaked at 14 building permits for residences a few years ago. In the
59 Workforce Housing Needed section, it should say ‘additional’ – there should be
60 178 new homes over the next 20 years. It was noted that the preconceptual
61 discussion about a large housing development at Exit 18 would meet that
62 requirement.

63
64 It was noted that after Canterbury passed the ADU zoning amendment following a
65 state mandate, there have been a significant number of ADU’s added. It is not clear
66 if these numbers have always been included in the building permit data
67 historically. These numbers should be in the Master Plan. Sometimes they were
68 omitted in records because they were changes to an existing home, not a new one.
69 Page 7 of the draft has details allowing the data to be viewed in terms of income,
70 specifically below, or at, or above the Area Median Income (AMI). **The data for the**
71 **ADU’s will likely come from Matt Baronas working with Mandy in the town office.**

72
73 Mike suggested that it all needed looking at – the workforce housing rules, the
74 cluster development option, and how to promote that by being more proactive.

75 There is a bonus for workforce housing within the cluster development
76 regulations. A lot depends on whether a municipality is meeting their 'fair share'
77 number. Canterbury is meeting their 'fair share' number. Cluster developments
78 would also allow multi-family housing (that is, more than two families). The idea of
79 including sustainability, and solar power, was mentioned. Mike thought that was
80 possible if a higher density was offered in return for sustainable features. It was
81 also noted that the Master Plan cannot get into too much specific detail – it is
82 more an aspirational document. But it is important for setting goals, and can be
83 helpful to the town if a resident sues for unfair treatment.

84

85 There was mention on page 2 of the Housing draft about encouraging historic
86 types of buildings. **This would be something to discuss with the Historic District**
87 Commission – most likely after the upcoming town elections. There was general
88 agreement that this section would meet some public resistance.

89

90 There was further discussion about these drafts being of use in ten years' time.
91 And the factors (such as migration) behind the numbers of new housing units
92 required to be found. Mike said there was a workbook for that.

93

94 The next chapter they are working on is the Natural Resources Chapter. All the
95 work will be up on the website as pdf documents.

96

97 **4. Invest NH grant timeline**

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99 The decision to set firm dates for public hearings on the Invest NH process was
100 **tabled to the next meeting (February 28).**

101

102 The Invest NH grant determines to some extent the work that the town can do
103 with CNHRPC as it has to be housing related. But that can include work on the site
104 plan regulations and a land use handbook. It will all have to be a public process
105 with public hearings and further vision session.

106

107 Greg asked about specific dates and times for the Housing Academy process
108 referred to in the Invest NH grant application draft, which will mean 3 members of
109 the Planning Board attending. Much of that is still being worked out, Mike said.
110 There could be 5 meetings, some zooms, some in Manchester. Mike would meet
111 with Ken Folsom and the Select Board. He needs the DUNS number that is for

112 Canterbury. Overall, the timeline is still being worked out and it might be possible
113 to compress it a bit. The funding committee meets every week.

114

115 **5. Setbacks**

116 This issue was raised due to a request for additional signage from the Patriot
117 Holdings LLC down at Exit 18. They wanted a tall sign to be seen from I 93. Greg
118 asked if the town should have a setback requirement for signs, although not from
119 the roadside. Lucy Nichols noted that there is a federal setback around I 93.

120 It was agreed to table this for the next meeting, acknowledging the difference
121 between setback from the roadside and front/back of buildings.

122

123 Greg had talked to Joel French, Building Inspector. It was also acknowledged that
124 anything different from the site plan of that project would require the applicants
125 to come back to the Planning Board.

126

127 **6. New Business**

- 128 (i) There will be a preconceptual discussion for a proposal from Harold French
129 to subdivide some land at 114 West Road.
- 130 (ii) The ZBA has a hearing on Wednesday February 22 regarding one of the
131 McKerley lots at 6 Oxbow Road, where an applicant wants to open a gun
132 manufacturing business. There would have to be an indoor soundproof
133 chamber to fire into. There may well be concerns about security given
134 proximity to the I93.

135

136 **7. Adjournment**

137 Kent moved to adjourn around 8.10 pm. Scott seconded. All in favor.

138

139 Respectfully submitted,

140 Lois Scribner, (working from notes taken by Logan Snyder).