

1 FINAL

2 Minutes of the Planning Board Meeting

3 June 28, 2022

4 In the Meeting House

5 Members Present

6 Greg Meeh (Chair), Scott Doherty (Vice Chair), Anne Dowling, Kent Ruesswick
7 (BOS rep), Joshua Gordon, Lucy Nichols: and Ann Berry, Logan Snyder (alternates)

8 Members absent

9 John Schneider

10 Others present

11 Sumner and Kathleen Dole, David Krause LLS: Madeline and Steve Lowe (abutters)

12 AGENDA

13 1. Call meeting to order

14 Greg Meeh called meeting to order at 7 pm. Ann Berry and Logan Snyder were
15 asked to be seated in lieu of John Schneider and Lucy Nichols (who came later) to
16 make quorum.

17 2. Minutes of June 14, 2022

18 Greg wished to make some alterations and corrections to those Minutes:

19 Line 48, delete 'closed': line 66 delete "over 100 sq ft": line 67 replace "flood"
20 with "overflow": line 75, replace "will" with "can": line 78 "I&M reports": line 139
21 onwards, replace "Racetrack" with NHMS each time: line 153 "are" not "were":
22 line: line 175 "monitoring company will notify the management company if there
23 is an emergency": line 225 "as an authority".

24 Scott Doherty made a motion to accept the Minutes as amended. Kent Ruesswick
25 seconded. All voted in favor (except for Joshua Gordon who had been absent).

26 3. Public Hearing for Subdivision by Sumner and Kathleen Dole at 192 Old
27 Tilton Road

David Krause, LLS, presented the Site Plan for subdivision on behalf of the Doles. The property had been before the Planning Board in the fall of 2020 for a lot line adjustment between 182 and 192 Old Tilton Road. They had added some frontage to the 16-acre lot and wanted to subdivide it. They had mapped the wetlands. There were good soils. The Doles wanted to have a smaller house and then convey the other one to their family. They had also come to the Planning Board with reference to another property on Sawyers Ferry Road.

Members asked questions. The lot crosses two zones, Rural and Natural Resource, the bulk of it being in the Rural zone. It was not in a flood zone. The only access is from Old Tilton Road.

The Chair went through the checklist of items to be shown on the subdivision map. Everything required was shown so the application and plat complied with the regulations.

Scott Doherty made a motion to approve the Subdivision. Ann Berry seconded. All members present voted in favor.

4. Master Plan – Members input for recommendations to CNHRPC

Greg opened with a statement, thanking everyone for participating and getting people to the vision session, and for the delicious shortcakes. Mike Tardiff had told some members that this was the best session like this that he had ever done. Thanks also to the CNHRPC for their guidance, to the Agricultural Commission and Conservation Commission for input and participation.

Greg worked for 9 years writing health and safety standards for the Entertainment Industry, there were yearly training sessions on the process. Training repeatedly emphasized that public input is critical. He never considered that there would be a different standard for the Planning Board visioning session and was surprised to hear objection to a non-resident speaking. He had heard this opinion repeated on several occasions. Not wanting the community to lose confidence in this process or the Board, he reached out to Mike Tardiff for his advice. Mike's response was, as quoted with permission, "If you show up you have your say" and "I would question the legitimacy of the process if we did not

let everyone speak”. So, the Board should know, and the community should know that the session was conducted properly.

Questions and Recommendations from members:

a) Questions raised:

- How much growth does the town want, where and when? What is the town comfortable with?
- What strategies can the town employ to assist Canterbury Shaker Village with survival?
- If the town wishes to encourage younger residents to return or move here, where will they live?
- Should the Building Permit cap be looked at or changed (currently 4% - query when it was last updated?)
- Is there further work for the town to do in maintaining a good relationship with the Church?
- Will the town residents ever be willing and able to afford the cost of its own ambulance rather than rely on the surrounding towns’ services? Scott Doherty gave a rough budget of the cost which is clearly far beyond the town’s budget.
- Explore the possibility of water and sewer service being extended from the Concord system to exit 17 developments
- And explore the possibility of fiber optic serving exit 17 developments
- What can be done to increase the tax base of the town? What kinds of businesses might be especially valuable to help with that
- What can be done about residents who do not pay their real estate tax, for whatever reason?
- Given the number of ‘Y’ shaped intersections in town, most notably at Morrill Road, does the town or state have figures relative to safety or danger of these kinds of intersection? Should the town look at all the problem intersections and evaluate possibilities to make them safer?
- Should the town increase the role and work of the Code Enforcement Officer/Building Inspector?

- Or work towards having input from a professional Planner, perhaps on a parttime basis?
- What can be done to improve accessibility to information on the town website? Maybe other towns can serve as models?

b) Recommendations

- Increase access to Broadband internet – widely recognized as a priority
- Focus on ways to develop “young professional housing” and “young family housing”
- Broaden the focus from the ‘village’ aspect of Canterbury to the fringes of the town for development
- Look for ways to address residents’ concerns about volume of traffic and speeding in town where speed limits have not changed in decades, yet the number of residents has increased noticeably
- Work to maintain a reasonable ambulance service in town by whatever means
- Look for ways to develop the trail system in town with a variety of users (ex. mountain bikers, snow mobile riders)
- Enforcement of rules and regulations in town is an important part of the equation between carrot and stick and may need resources
- Encourage use of Conditional Use Permits, which were well received as an idea at the vision session, to avoid ‘permitting things forever’, and to control development over time
- Encourage ADU’s as a relatively easy way to increase housing opportunities on existing properties in town

5. Center Historic District and Cluster Housing

Greg had talked to Kevin Bragg about this issue following the idea of a housing development in the CHD being discussed at the vision session. No such map exists showing property lines in the CHD. The CNHRPC is helping to develop updated maps. No work will be possible on this issue until these maps are available.

125 **6. Action Items**

126 **Greg – ask Mandy about tax base of different projects/properties**

127 **Greg- ask Mark Stevens to attend PB to share some ideas and expertise**

128 **Greg – look into Building Cap permit process**

129 **Secretary – send the Building Inspector the Notices of Conditional Approval sent**
130 **to both storage unit businesses recently with regard to the BI being the one to**
131 **receive the I&M reports.**

132 **Secretary – send these Questions and Recommendations to Mike Tardiff**

133 **8. Adjournment –**

134 Scott Doherty made a motion to adjourn. All were in agreement. It was
135 approximately 8:40 pm.

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137
138 Respectfully submitted,
139 Lois Scribner, secretary
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