

## Planning Board Work Session - Final Minutes

November 29, 2022, Meeting House

### Members Present

Greg Meeh, (Chair), Kent Ruesswick (BOS rep), John Schneider, Lucy Nichols, Anne Dowling, Scott Doherty (Vice Chair), Logan Snyder (alternate)

### Members absent

Joshua Gordon, Hillary Nelson (alternate)

### Others Present

Mike Tardiff, Director New Hampshire Central Regional Planning Commission (NHCRPC): Canterbury Community Power Committee (CCPC) members Howard Moffett, Beth McGuinn and Lenore Howe: James Farqhar and Richard Kleinschmidt (Friends Meeting House): Brian Cressy and Keith Anastasy (KJA Capital): residents Even Hauptmann and Ben Davis

### Agenda

#### 1. Call to Order

Greg Meeh called the meeting to order at 7 pm.

#### 2. Minutes of October November 15, Work Session

Kent Ruesswick moved the Minutes. John Schneider seconded. Scott Doherty pointed out he was present at that meeting and was not listed. Members voted to approve the Minutes with that amendment.

#### 3. Mike Tardiff - CNHRPC

Mike's staff had started to work on the Special Planning Board Permits, looking at the references to Commercial Cluster development and Excavations that are currently in the ordinance. They were recommending calling these Conditional Use Permits. They did have questions about the excavation regulations though. They suggested that the driveway excavation permit is typically covered in site plan or building permits, so it is probably not necessary. **Matt Monahan can attend the next meeting and Planning Board members would welcome his**

input. Mike can send over some information from Matt prior to the December 13 meeting. CNHRPC staff can walk PB members through the process that would be involved in filing a Special Permit. They recommended that the Board consider making these conditional use permits since CUP's are probably a better way to address the more diverse uses the Board expects with a more mixed use approach to the town's commercial and industrial zones. Matt Baronas was working on the mapping exercise for Conservation/Agricultural zoning and he also could come on December 13 to share what he had mapped out.

Mike said they had heard back from Invest NH grant, and it looked good. They had included work for revisiting cluster zoning and looking at Exits 17-18 and Rt 106 mixed-use zoning as well as looking at the Board's site plan regulations and creating a land use handbook.

Mike asked if members had any other comments from the draft of the Recommended Actions document shared at the last meeting. There was some further discussion about median cost housing and mixed-use development and the potential revenues that might result from what is already happening at Exit 17. **Greg suggested that Lucy Nichols bring some of her economic questions and interests to the next meeting.**

#### 4. Community Power – document check in

Howard Moffett clarified that the CCPC needed the PB members to look at their draft which was in effect a place holder for CCPC and allowed them to put this language in their Electric Aggregation Plan (EAP) and then say that the PB had considered it. This did not prevent the PB members from modifying it later in the Master Plan. There was some discussion about the text that had been shared. They had not made Community Power mandatory for small businesses. The recommendation for more EE stations was because there were only Tesla ones currently at Exit 17.

**John Schneider made a motion to approve this draft from the Canterbury Community Power Committee to use in their Electric Aggregation Plan. Kent Ruesswick seconded. All members voted in favor.**

Howard said it was still a draft and they have to get language in it to include the fact that the PB is considering putting something about energy in the next Master Plan. Beth McGuinn said they will be working on this for the next few months.

Greg moved to the second document. This was a single page from Lenore Howe distributed today, in response to Mike asking if there was language ready to use for the Economic Development chapter. Greg had some issues with it. He felt it made statements as fact that are not fact, and he would be happy to work with them on that. Lenore said was not something they needed for their EAP but more for the PB members and Mike. **Mike said he could talk to Greg about it, gave a marked-up version to him and this can come up again at the next meeting.** Lenore said they were open to suggestions.

Howard noted they are having their first public hearing on the EAP on Thursday December 15 in the Parish House at 7 pm. They wanted to have as many people come and ask questions. Greg said they were doing a good job of outreach.

## 5. Pre-conceptual Discussions

### a) Keith Anastasy and Brian Cressy of KJA Capital – ideas about the property at 114 West Road:

Members were shown a preliminary site map drawing for the 250 acres of the property now owned by Keith Anastasy and Brian Cressy, formerly owned by Jody Hildreth. The developers were proposing a residential project with 13 buildings, giving 104 town house units, for purchase rather than rent, in the region of \$375,000 or less, with 40-foot setbacks and 25 acres of trails and walking areas around them. They envisaged water and septic facilities to be behind each unit and fire sprinklers in each. They proposed the septic tanks behind the units around the North end, and a common well at the South end. They had attended the October 11 Vision Session and heard concerns about increasing housing options in town. They had looked at a project in Pembroke. They had considered industrial and commercial uses too.

Members asked further questions and gave some feedback. Currently that zone does not allow residential development. The size of the proposal was also commented on, being relatively large for Canterbury. It was explained that the Board is looking to facilitate mixed use developments, with retail and services for

people living in town, likely to be appropriate for some of the people who work in Canterbury, but this will take time, being written into the Master Plan recommendations and then zoning changes. It was also noted that so many units would have an impact on existing town services, for education, fire, police etc. The developers were not looking to build everything at once, but could make a start, see what the demand was and move forward. Essentially, they were open to ideas and wanted to come up with something that made sense to townspeople. Currently that land is not posted so members can walk it to get an idea of its scope. Senator Harold French, abutter, is purchasing some smaller part of it in a future subdivision.

Greg thanked Keith and Brian for coming in and suggested they keep an eye on the Planning Board minutes and agendas online to find out what is happening with the Master Plan and any zoning changes.

**b) James Farquhar and Richard Kleinsmidt – for the Friends Meeting House, Oxbow Road**

James Farquhar explained that Joe Levitt had sadly died from accident so was not able to continue his plans for that property. The Friends Meeting wanted to buy the land, about 1 and ½ acres, since it is over the road from their Meeting House, and it could be used for a memorial garden and a ‘green burial’ cemetery. If it was part of their land they might not have to get another special exception. That would need exploring. There is precedent for a ‘green burial’ site in Peterborough and there was consensus that they could learn much from talking to people involved with that. Their project would be a non-profit and they would make a donation to the town in lieu of taxes.

Kent Ruesswick, Cemetery Trustee, said they should find out from the state about what is acceptable and what is not. **Greg agreed to talk to Mike Tardiff about their knowledge of such projects and asked Kent to talk to the Selectmen for an opinion,** about how to go about all this with the current regulations and laws. ‘Green burials’ are still so new there are not regulations for them. Lucy Nichols thought the Levitt estate had a timeline for sale to pay off a mortgage and the Meeting hoped to get an opinion on the allowed use prior to purchasing the land.

**6. Other Business**

- (i) Lucy asked about the FEMA maps that had been forwarded to members to look at. She has asked alternate Logan Snyder to help her. She will let members know what they discover.
- (ii) Greg asked about food security issues that come up and how to include this in the Master Plan. It seemed that there should be some sentences about this, that the Planning Board should be aware of climate resilience issues. There was a consensus that this was something that, like energy about a decade ago, does need discussion. Kent mentioned the town's Hazard Mitigation Plan, and Even Hauptmann spoke about that. He said it was a large and very detailed document. A town committee had put a lot of work into it, and things like culvert sizes, flood risks, food issues, were included. The Planning Board could benefit from seeing it, it had been done in time to be included in the Master Plan and it was on the town website and was good for 5 years. **It was agreed to put Climate Resilience and Hazard Mitigation on the next Agenda.**

## 7. Adjournment

Scott Doherty made a motion to adjourn, and Kent Ruesswick seconded. It was about 8. 15 pm.

## ACTION ITEMS

- **Mike Tardiff, Matt Monahan and Matt Baronas to attend December 13 meeting for guidance on Special Permits, the Mapping exercise and green burial regulations information**
- **Greg to talk to Mike about burial regs and the one page CCPC document on energy and economic development**
- **Kent to talk to Selectmen about opinion on green burials in town**
- **For next agenda, December 1, add Lucy Nichols economic questions, Climate Resilience and Hazard Mitigation Plan**

Respectfully submitted,

Lois Scribner, secretary

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