

1 FINAL

2 Minutes of the Planning Board Hearing

3 December 28, 2021, at the Meeting House

4 Members Present

5 Kent Ruesswick (Chair), Anne Dowling, Greg Meeh, Joshua Gordon, Lucy Nichols,
6 Bob Steenson (for Cheryl Gordon as BOS rep)

7 Members Absent

8 Scott Doherty (Vice Chair)

9 Others Present

10 Peter Arvanitis (landowner), Romeo LaCasse, Ben LaCasse, Jeff Lewis; Harry Kinter

11 AGENDA

12 1. Call meeting to order

13 Chair Kent Ruesswick called the meeting to order at 7.02 pm.

14 2. Minutes of December 14, 2021

15 Joshua Gordon reported he had called the Secretary earlier in the day with a
16 couple of corrections. Greg Meeh moved the minutes and Anne Dowling
17 seconded. Bob abstained as he had not been seated as the BOS rep that evening.

18 3. Pre-conceptual application from Romeo LaCasse for a Self-Storage facility
19 on Rt 106

20 Kent invited Jeff Lewis of Northpoint Engineering to introduce the proposal.
21 Romeo LaCasse is looking to purchase the property from Peter Arvanitis. They had
22 presented to the Canterbury ZBA and obtained a Use Variance earlier this month.
23 They intended to come back to the Planning Board later next year when plans had
24 progressed further.

25 The property is on Rt 106 at the end of the Racetrack, half in Canterbury and half
26 in Loudon. Peter Arvanitis had developed it into a parking lot about 17 years ago
27 and come to the Canterbury Planning Board with a site plan in 2003. It included a
28 pedestrian access to the RaceTrack. The old site plan shows some wetlands in

front of the site. A buildable area had been developed and Romeo LaCasse would like to turn it to commercial use by creating some self-storage buildings, approximately 70 by 185 square feet. They would be conventional self-storage units large enough for RV owners to park their vehicles in. They would pave the site, install security lighting, and take another look at drainage issues. The winter weather is slowing that work. They thought it would be straightforward as it was already a graded site.

Jeff Lewis asked about the checklist of exhibits required in terms of waivers for both traffic and noise studies. The building work will take place within the Canterbury borders but in time they will make the Loudon PB aware of the project too. It was agreed that a traffic study was unnecessary as the state would already have data for Rt 106.

The question of access to Rt 106 being wide enough for large vehicles was raised. Peter Arvanitis said it was already pretty wide. It was also agreed that they would be looking anew at wetlands protection and hoped they would not get any closer to the wetlands than the past development. The units would be single story in height and likely visible from Rt 106 but also screened by the wetlands in front. It was unlikely that the lot would be further subdivided in the future.

In terms of being dark sky compliant, Jeff Lewis assured Board members that all their designs were dark sky compliant.

Romeo LaCasse stated that there would be no washdowns of the vehicles. He did want to construct a well to allow RV owners to fill their water tanks, but that was all. There would be no bathrooms. The percentage of impervious ground would need looking into.

It was intended that the units would be totally self-service with a kiosk and keys for owners to use upon entry. No one would be on the site except for maintenance and snow plowing. Board concerns could be written into conditions as and when site approval might be given.

It was agreed that this was unlikely to be a complex application so there was no need for third party review. Members welcomed the idea of this development on that site. There was no need to contact the Canterbury Conservation Commission since the NH DES was the authority for the wetlands. Jeff Lewis was not sure

when they would have the survey done to return for site plan review. The Board wished them luck.

4. Zoning Amendment - Kinter Property to be included in the Center Historic District

Harry Kinter attended and noted that it was 41 years ago to the day they signed the Purchase and Sales agreement on their house. Harry gave some background to the amendment. He had asked town resident and surveyor Gordon Jackson to look at the metes and bounds language, per the request of the Planning Board at the last meeting he attended. He had the approval of the Historic District Commission and Board of Selectmen and was seeking approval from the Planning Board. The goal is to protect their house through being in the Center Historic District. There was some discussion about the 3-acre lot across from the house that the Kinters had donated to the town about 15 years ago.

It was established that the new metes and bounds language was an addition to the existing description of the Center Historic District and did not change any other part of it. The Town Counsel would be looking at all the warrant articles before they came to Town Meeting.

After some further discussion Joshua Gordon moved to suggest the language for the warrant article should be based on this question: "Will the town vote to expand the Center Historic District to include Lot 107/23, also known as 40 Kimball Pond Road, also known as the Kinter property, such that the new text (the metes and bounds language) is incorporated into the Center Historic District zone description?" Greg Meeh seconded. All members present voted aye for this zoning amendment to move ahead.

5. Merging Commercial and Industrial zoning

The Secretary had circulated an analysis of what was allowed in the Commercial versus the Industrial zone. Members had also received copies of the Depot Covenant to look at. Joshua Gordon commented that in several respects the ordinance was broader in terms of what was allowed in the Industrial zone than the Covenant, so there was a discrepancy between the Table of Uses and the Covenant. It was agreed the Board of Selectmen had the authority to amend and

93 update the Covenant. Any developer would want to see those documents stating
94 the same allowed uses.

95 Members looked at the definitions of the Commercial and Industrial zones in the
96 Ordinance and found the definitions were quite vague. There was discussion of
97 the various allowed Commercial uses to see if there was consensus on any of
98 those uses being allowed in the Industrial zone. It was acknowledged that there
99 are differences between the businesses that might be attracted to Exit 17 and
100 those who might select Exit 18.

101 It was eventually decided that Joshua Gordon would mark up the Table of Uses to
102 further the Board discussion of this issue. Bob Steenson had data from other
103 jurisdictions showing some Table of Uses that were more up to date and less
104 anachronistic than the Canterbury one currently is. He would share that digitally
105 after the meeting.

106 6. Other business

107 (i) Board to hear Bates - Martinson preconceptual again? When?

108
109 The Board was informed that the Bates – Martinson partnership (Boyce
110 Road cluster subdivision) now had an Engineer working with them. It was
111 agreed to invite them back for another pre-conceptual meeting, adding
112 them to the Agenda for January 25, 2022.

113 114 (ii) Next Chair

115 It was agreed that this cannot be discussed until the Board knows who is
116 running for election, and until Scott Doherty (Vice-Chair) was present.
117 Joshua Gordon must file to run again. Scott Doherty and Lucy Nichols have
118 another year. New candidates should be sought.

119 120 7. Adjournment

121 Greg Meeh moved to adjourn, and Lucy Nichols seconded around 8.35 pm.

122
123 Respectfully submitted,
124 Lois Scribner, secretary