

1 Final

2 Minutes of the Planning Board Hearing

3 January 11, 2022, at the Meeting House

4 Members Present

5 Kent Ruesswick (Chair), Scott Doherty (Vice-Chair), Anne Dowling, Greg Meeh,  
6 Joshua Gordon, Bob Steenson (as BOS rep)

7 Members Absent

8 Lucy Nichols, Cheryl Gordon (BOS rep)

9 Others present

10 John Schneider

11 AGENDA

12 1. Call meeting to order

13 Chair Kent Ruesswick called the meeting to order at 7 pm.

14 2. Minutes of December 28, 2021

15 Greg Meeh moved the Minutes from December 28, and Scott Doherty seconded.  
16 There being no discussion, all members present voted in favor.

17 3. Public hearing for zoning amendment for Article 8.1

18 Kent moved that the hearing be tabled, and Scott seconded, since the paperwork  
19 provided at the meeting had some inaccuracies. The secretary will double check  
20 with Joshua Gordon for the correct document, using the public notice that had  
21 been posted. The hearing would be on January 25 instead. All voted in favor.

22  
23 4. Update/tabling Industrial/Commercial zoning amendment work

24 Kent wondered if we could double up items 4 and 5 (which was to discuss the text  
25 of a letter to the ZBA) in order to combine the work for this amendment with the  
26 meeting of the ZBA. After discussion, members reached a consensus that reaching  
27 out to the ZBA with a view to working on this issue was a good idea. It was more

28 complicated than it at first seemed and would need time to be tackled. It would  
29 also be helpful to learn about the concerns and interests of the ZBA members too.  
30 It was suggested the secretary redraft a letter for the Select board to use as the  
31 basis of an invitation to both boards with the select board as chair.

32  
33 5. Other Business

34 (i) Canterbury Hall update  
35

36 Kent briefly explained the issue regarding 'multifamily' use in the Agricultural  
37 zone to John Schneider. Recently the applicants for Canterbury Hall Trust had  
38 requested a refund of their fees paid for the hearing. Bob Steenson arrived to  
39 join the meeting.

40  
41 Joshua Gordon spoke to the research he had conducted into the relevant RSA's  
42 and the Minutes from the ZBA hearing on November 5, 2021. He concluded  
43 that Canterbury Hall should come back to the Planning Board for site plan  
44 review having examined both RSA 674:43 and the town site plan review  
45 regulations. A 'conversion of use' and 'multi-family' use were cited as reasons  
46 for site plan review. The ZBA had made clear that the variance granted in  
47 November was because of the unique history and role of Canterbury Hall in  
48 the town. It would not apply to any increase of function nor to any subsequent  
49 owners who wished to change the use. The Planning Board still had a role to  
50 play in stipulating that this new multi-family use cannot be expanded beyond  
51 the variance.

52  
53 Members discussed the matter further. Bob Steenson offered his perspective  
54 as the Select Board member who had voted not to require Canterbury Hall to  
55 come to the Planning Board last summer. He did, however, believe that the  
56 town record should be updated to reflect the change of use.

57  
58 It was stated that there is a difference in the term 'use' as a colloquial term  
59 versus a legal term that relates to a category in the Table of Uses. It was  
60 further established that the original site plan review hearing begun in August  
61 2021 was technically still open and needed to be completed, a process that

62 should be straightforward now that the ZBA had given the variance for multi-  
63 family use. Bob Steenson suggested the Chair could respond to the January 5,  
64 2022, letter from Ann and Jay Berry by asking them to come to the Planning  
65 Board to complete their site plan review and closing the loops on the case.  
66 Joshua Gordon moved to authorize the Chair to call Ann and Jay Berry to ask  
67 them to come back to the Planning Board. Anne Dowling seconded.

68  
69 6. New Business  
70

- 71 (i) Joshua raised the issue of the new business, the Pachamama Retreats,  
72 on Shaker Road. They had never come for site plan review and the  
73 website clearly showed it was a commercial enterprise. Bob Steenson  
74 advised that the issue was in the hands of the Code Enforcement Officer  
75 and Board of Selectmen at present.

76  
77 (ii) Next Chairperson  
78

79 There was discussion about who might take over the Chair from Kent following  
80 the March elections. Scott Doherty, Deputy Chair, stated that his job as Deputy  
81 Fire Chief was too demanding of time for him to take on the Planning Board  
82 chairmanship duties. Greg Meeh expressed interest in being a co-chair or deputy.  
83 It was agreed to wait and see what happens in the elections for all town positions.

84  
85 7. Adjournment  
86

87 Scott made a motion to adjourn, and Greg seconded. It was a little after 8 pm.

88  
89 Respectfully submitted,  
90 Lois Scribner, secretary  
91  
92