

1 **Final Minutes – Second Master Plan Vision Session**
2 **Commercial and Industrial zones**
3 **Town Hall, October 11, 2022**

4
5 **Planning Board Members and CNHRPC staff Present**

6 Greg Meeh (Chair), Kent Ruesswick (BOS rep), Joshua Gordon, John
7 Schneider, Hillary Nelson and Logan Snyder (alternates); Mike Tardiff
8 (Executive Director Central New Hampshire Regional Planning
9 Commission) and staff Matt Monahan, Matt Taylor and Matt Baronas

10 **Others present – residents and business owners**

11 Steph Sosinski: Renee Brooks: Rich Kleinschmidt (Friends Meeting
12 House): Derek Doucette: Keith Anastasy: Brian Cressy: Alison
13 Witschonke: Laurie Rauseo: Jack Travis (Solid Waste committee): Lisa
14 Travis (SW comm): Calvin Todd (ZBA): Bob Wolfe: Steve Cochrane:
15 Joanna Herrion: Jill McCullough (Ag Comm): Pastor Becky Josephson
16 (CUCC): Bob Scarponi (Historical Society): Ellen Scarponi: Judy Elliott:
17 Dave Emerson: Anne Emerson: Senator Harold French: Rick Zeller: Beth
18 McGuinn: Nancy Roy: Lisa Carlson (ZBA): Ginny Litalien

19 **Agenda**

20 **1. Call to order**

21 Greg Meeh called meeting to order at 7.05 pm.

22 **2. Vote for minor change to All Purpose Storage (Formerly Patriot**
23 **Holdings) signage**

24 Hillary Nelson (alternate) was seated in order to vote on the motion.

25 Planning Board members had been asked to consider a minor change to
26 the site plan for the Patriot Holdings LLC units being built on Hall Road.
27 The request had come from Shane Wakeen of Top Notch Homes, asking
28 to put the sign on the opposite side of the road so that it could be seen
29 and not be obscured by vegetation they were required to leave intact.
30 They were concerned to get the work done as soon as possible because
31 it involved some electrical work and if the ground froze the work would
32 be impossible. There was a simple map of that part of the site plan sent
33 via email. The applicants regarded the request as a minor
34 administrative change.

35 Greg Meeh proposed that they Board accept the change. Hillary Nelson
36 seconded.

37 **Joshua Gordon proposed that the Board approve the amended site**
38 **plan for self-storage units at Hall Road, Tax Map 248, Lot 15, on**
39 **condition that the site plan is the same as the original except for the**
40 **location of signage as presented on the amended site plan, and it**
41 **complies with the zoning ordinance and site plan regulations, given**
42 **the plans presented.**

43 The motion was seconded by Kent Ruesswick. All members present
44 voted to approve the change.

45 **3. Vision Session discussion focused on Commercial and Industrial** 46 **zones in Canterbury**

47 Greg Meeh introduced the vision session addressing the ongoing work
48 that the various boards and commissions in town are engaged upon in
49 updating the Master Plan. At this point they are still seeking public
50 input to find out what the community wants, including conflicting
51 visions. The goal is to find “a balance of visions, budget property rights
52 and the right to peaceful enjoyment of your property”.

Greg also emphasized that the key points for the Commercial and Industrial zones are: that residents' surveys have shown they like the town the way it is; scale and size of a project makes all the difference; community facilities may work in the way a large commercial project does not; location is important in assessing appropriateness of a project; and overall there remains the challenge of affordable housing need for all age groups in town.

Joshua Gordon gave a brief introduction to zoning as a method of regulating land use and stimulating or slowing development. Canterbury's zoning laws date to 1956. There are 8 zones in Canterbury. 3 are specialty zones. Much of the town is either Rural, Agricultural or Residential. Tonight's discussion was to be focused on the 2 Commercial zones, around Exit 17 and along Rt 106, and the Industrial zone close to Exit 18 on I93. The purpose of the zones was to promote either commercial or industrial development in the most appropriate areas. All zones are governed by the Table of Uses in the zoning ordinance.

Mike Tardiff introduced his staff who were present to scribe and prepare the summary that will be shared with the Planning Board and tonight's participants. He explained that after the June vision session they had realized they needed to talk separately about these zones.

- (i) Exit 17 Commercial zone - given the newly opened amenities at Exit 17 along with the new roundabout providing better access, Mike suggested using these changes as the starting point. What differences had people noticed already? What did they want to see in the future?
There was wide ranging discussion about better access to the retail outlets there, access to the roads off Rt 4, what more is coming in the way of retail businesses, and the value of

82 encouraging mixed use development (where there might be
83 mixed residential and commercial uses in the same project or
84 very close by).

85 It was pointed out that there have always been residences in
86 the Commercial zones because people lived there prior to the
87 zoning. The lot size is smaller there too, being just one acre.
88 Density of housing and business is critical in rural areas without
89 town water and sewer. Protection of aquifers is essential. The
90 bare minimum for a septic system that the DES works to is half
91 an acre. Some towns have developed community sewer
92 facilities, so it is possible, depending on natural conditions. It
93 was also pointed out that 'affordable' housing is not necessarily
94 'low income' housing. It can be hard to achieve definitions, but
95 housing is needed for young adults, working families, and
96 retirees. It is known that there is concern in town about
97 property values being impacted by proposed multifamily
98 projects. Perhaps the zoning will need to change so that
99 frontages are smaller and less restrictive. The Planning Board is
100 not looking to implement widescale changes but work from
101 what already exists and develop further some of the housing
102 options the town already has such as ADU's and the unused
103 cluster development regulations.

104
105 (ii) Exit 18, Industrial zone

106 There were several town residents who live and work in this
107 zone present and others who had purchased land recently
108 wanting to develop it in ways that the town would welcome. It
109 is not clear how much has been done to the defunct former gas
110 station at Exit 18. It was noted that the aquifer protection zone
111 and gasoline storage are not compatible. There was discussion

112 about possible uses of that property, close to the gun range,
113 possibly for charging stations for electrical vehicles. The idea of
114 the town having an agricultural production station, a food hub,
115 and an indoor farmer's market, was raised. Other ideas
116 presented were for a solar or electric farm, an indoor
117 agricultural facility, a cannabis processing dispensary, if it were
118 to become legal. The area is close to the I 93 highway (which is
119 more relevant now than proximity to the rail lines). Perhaps
120 this zone could be rezoned to Commercial since it had not
121 really attracted 'industry'. There was some question about the
122 exact status of White Oaks Farm in terms of being Agricultural
123 or Commercial. Access to water is problematic in parts of this
124 zone (Steve Cochrane mentioned having to drill 800 feet).

125
126 (iii) Rt 106, Commercial zone

127 Much of the discussion about the land by Rt 106 in Canterbury
128 was focused upon the role the Motor Speedway has played in
129 that area. But that facility is changing as the numbers of people
130 attending the racetrack for Speedway is falling. There have
131 been very few applications to the Planning Board apart from a
132 self-storage facility recently. It was noted that it is hard to have
133 someone responsible for attracting business to a small town
134 but at the very least towns might have an economic
135 development committee that can 'wave flags' on the website
136 to make it clear to potential developers if land is available for
137 use. This is not necessarily a solution to high town taxes. Tax
138 breaks can be incentives, but it depends which tax is being
139 offered at a reduced rate. Lisa Carlson asked about
140 encouraging development to reduce the high property tax rate.
141 Greg referred to some studies he read showing most

development does not reduce the tax rate if looked at over time, so there is some dispute about this. There seemed to be a consensus that light industry would be appropriate. And ultimately sustainable, mixed-use development is desirable.

4. Next steps

Mike suggested that the Planning Board look further at the Table of Uses, the zones themselves and the density issue.

The CNHRPC will create the full summary of the evening's discussion and also work on re-drafting Ch's 5-6 for the Master Plan following work earlier this year. There should be a final vision session next year to present all the chapters of the proposed Master Plan.

Greg thanked Mike and his staff for their help in organizing the evening and with the ongoing work for the Master Plan.

Respectfully submitted,

Lois Scribner, secretary