

1 **Final Minutes - Planning Board Work Session**

2 **November 15, 2022, in the Town Hall**

3 **Members Present**

4 Greg Meeh, (Chair), Scott Doherty (Vice Chair), Kent Ruesswick (BOS rep), John  
5 Schneider, Lucy Nichols, Hillary Nelson and Logan Snyder (alternates)

6 **Members absent**

7 Joshua Gordon, Anne Dowling

8 **Others Present**

9 Mike Tardiff, Director NHCRPC: Community Power Committee members Howard  
10 Moffett, Lenore Howe, Beth McGuinn

11 **Agenda**

12 1. **Call to Order**

13 Greg Meeh called the meeting to order at 7 pm.

14 2. **Minutes of October 25, Work Session**

15 Greg asked for comments on the Minutes. He requested a correction at line 58  
16 about the duplex development on Boyce Road – it should say 2 duplexes and 4  
17 units. And at line 62, ‘look for other opportunities where they can realize their  
18 project’. And at line 79, regarding the income range discussion for housing, use  
19 ‘median income housing’ as the terminology. Scott Doherty made a motion to  
20 accept the Minutes as amended. John Schneider seconded. All voted in favor.

21 Greg seated Hillary Nelson as alternate that evening.

22 3. **Mike Tardiff, Master Plan ongoing work**

23 Mike distributed copies of the Recommended Actions section of the Master Plan.  
24 The first 11 items came from the marked-up version from the Conservation  
25 Commission and after item 11, it represented summaries from his staff attending  
26 the vision sessions.

27 There followed discussion about the name of the Agricultural/Conservation zone  
28 and the need for consultation with the Agricultural Commission before any  
29 changes were proposed. Once again it was clear that the essential issue is that  
30 there are different needs for the Agriculture and Conservation interests. As of  
31 now the Agriculture/ Conservation zone is the most restrictive, roads cannot be  
32 built within it and changing the name to Open Space does not resolve the matter.  
33 There is prime agricultural land in the town in several different zones and some is  
34 covered in trees, some is used for housing. Agriculture was highly valued in the  
35 Master Plan survey, and it does not seem appropriate to remove agriculture from  
36 the existing zone description.

37 There was discussion that it may be appropriate to make agriculture and  
38 conservation separate zones and that the mapping exercise from CNHRPC will be  
39 helpful in determining that. It was already clear that housing and development  
40 will likely be encouraged in other zones, the existing commercial/industrial zones.  
41 At a later point Greg noted that having mixed use zoning in the Rt 106 zone could  
42 be helpful given that it was closer to the Belmont High School in terms of bus  
43 routes.

44 Greg added that many easements in town that we think of as conservation and  
45 show in mapping as conservation are specifically designed for agricultural use of  
46 the property.

47 At the least the Master Plan can make the statement that this is an issue that  
48 needs discussion even if it cannot resolve it.

49 Mike mentioned that the new owners of 114 West Road had come to his office to  
50 talk about development. They already have another business in the area. It seems  
51 that their plans are not supported by current zoning. They are coming to PB next  
52 meeting for a pre-conceptual discussion.

#### 53 4. CNHRPC assistance with rewriting Regulations and Special Planning Permits

54 Mike noted that his office has applied for an Invest NH grant to help cover the  
55 cost of working on the regulations. They had worked with towns who had land  
56 use handbooks, designed to be more user friendly than the kind of paperwork  
57 Canterbury currently has. If it was not given by grant perhaps it could be covered

58 in the next year's budget. And then they would move on to work on the multi-use  
59 and cluster zoning changes.

60 There are two things in the Table of Uses requiring a SPP as of now - commercial  
61 cluster development and excavations- Mike suggested getting that changed in the  
62 Ordinance. It could be a relatively simple fix for the ballot this year.

63 **Hillary Nelson moved that the Planning Board have the CNHRPC come up with**  
64 **language for the Special Permit process in the zoning ordinance. This can then**  
65 **be prepared for a vote at Town Meeting in March 2023. Kent Ruesswick**  
66 **seconded. All members present voted in favor of the motion.**

67 Mike said that reviving an economic development committee could come from all  
68 this work in the Master Plan. It was a good jumping off point.

#### 69 5. Canterbury Community Power Committee

70 Howard Moffett (chair) introduced other members. Lenore Howe is chair of one  
71 of their 2 working groups putting the draft Elect Aggregation Plan together. Beth  
72 McGuinn is a member of that EAP working group as is Kent Ruesswick and John  
73 Schneider. Two documents from CCPC had been sent out to Planning Board  
74 members in advance and hard copies were available at the meeting. Greg  
75 complimented these documents as quite complete as they were.

76 Howard outlined that they were present because they were working on the  
77 Electric Aggregation Plan which was intended to describe how the town would  
78 implement Community Power if it were voted on at Town Meeting. Part of what  
79 that plan has to deal with is the template from the state-wide Community Power  
80 Coalition. It is a 40-page document, much of which they cannot fuss with. But  
81 there is text in orange that Lenore's subgroup is working on to make it Canterbury  
82 specific. They have a month to get the draft together and hope to hold a public  
83 hearing sometime in the week of Dec 12. The PB has much longer to work on the  
84 Master Plan by comparison and they are not looking for any commitment to  
85 particular language about Community Power in the Master Plan.

86 They do have to capture town policy documents that exist in written form and  
87 include those in their Aggregation Plan as 'attachment 3'. One part of that will  
88 include the Energy Committee's 2018 energy goals document. The other part they  
89 hope will be the product of a 3-way discussion between Planning Board, Energy

90 Committee and Community Power Committee, to come up with draft language  
91 that they can put in their Aggregation Plan to indicate that the Planning Board has  
92 started to consider energy goals for the future, the first time this would be in a  
93 Master Plan. Howard said the Planning Board could decide if they would have a  
94 chapter on Energy or if they would put energy related statements and policy goals  
95 throughout the document under different sections. John Schneider noted these  
96 are not necessarily mutually exclusive approaches. The draft language from the  
97 CCPC Aggregation language could be regarded as a 'place holder' for the later  
98 drafting of the Master Plan.

99 Beth McGuinn added that they must confer with the Energy Committee soon to  
100 work on the draft language before giving another draft to the Planning Board.

101 In terms of the Master Plan work timeline, Mike said this was phase 2 – they  
102 hoped there would be a final phase 3. They were starting with Economic  
103 Development, Land Use and Housing. The thought Energy might well be a subset  
104 of Town Services. If that language is ready now it can be worked in.

105 There was some discussion about possibly exempting small new businesses and  
106 start ups in town.

107 **It was agreed that John Schneider would be the point person on the Planning**  
108 **Board to collect any comments from PB members** that needed to be fed back to  
109 the Community Power committee as they prepare documents for public hearing  
110 in mid-December. They have a tight schedule. **CCPC will talk to Energy**  
111 **Committee and then come back to Planning Board on November 29 with any**  
112 **changes to the drafts shared tonight. It was requested that members get any**  
113 **reading material in advance of the November 29 meeting.**

114 Mike asked that if there was a discreet section that they could put into the  
115 Economic Development chapter, which will be the first to take to Town Meeting,  
116 could his office have that now? Howard said they could try to break down the  
117 Energy Development section into bite sized pieces.

## 118 6. Other Business

119 (i) Ann Berry resigned – her resignation letter was noted.

120 (ii) Next PB meetings - November 29, will include Brian Cressy and Keith  
121 Anastasy (owners 114 West Road) as well as Mike Tardiff. December 13

122 will include a hearing for the M.E. MacCoy subdivision on Hackleboro'  
123 Rd.

124 (iii) Lucy noted the barrels have gone on the Exit 17 roundabout.

125 (iv) Greg mentioned further reading he has been doing about tax base and  
126 tax rate issues in terms of development. Greg noted that a low tax rate  
127 encourages development and increased development over time, and  
128 requires more services – more kids in school for example – so the cost of  
129 town services rises and so the tax rates go up. He had talked with  
130 Mandy about how to tax the new storage units being built. They are low  
131 value buildings, so she is thinking of applying a revenue-based  
132 assessment rather than a building value tax. Members would like to see  
133 more data and information about commercial revenues, building  
134 permits etc. available on the town website.

135

## 136 7. Adjournment

137 Hillary made a motion to adjourn. Scott seconded and all were in favor. It was  
138 around 8.15 pm.

### 139 Action items

- 140 • **PB members to send any comments from the first draft of Community**
- 141 **Power documents shared for Nov 15 to John Schneider**
- 142 • **Mike to obtain mapping of Canterbury to show agricultural soils**
- 143 • **Mike to prepare language for a Special Planning Permit to be used for a**
- 144 **ballot measure**
- 145 • **Community Power Committee to meet with Energy Committee and then**
- 146 **send next draft of their documents to PB members before November 29**
- 147 **for discussion at that meeting**

148 Respectfully submitted,

149

150 Lois Scribner, secretary

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