

1 Planning Board Meeting - Work Session - Final Minutes

2 January 24, 2023, Meeting House

3 Members Present

4 Greg Meeh, (Chair), Kent Ruesswick (BOS rep), Lucy Nichols, Scott Doherty (Vice
5 Chair), Logan Snyder (alternate)

6 Members absent

7 Joshua Gordon, Anne Dowling, John Schneider, Hillary Nelson

8 Others Present

9 Matt Taylor and Matt Baronas, CNHRPC

10 Agenda

11 1. Call to Order

12 Greg Meeh called the meeting to order at 7.09 pm.

13 2. Minutes of January 10, 2023

14 Scott Doherty moved the previous Minutes. Lucy Nichols seconded. There being
15 no discussion, all members voted to approve those Minutes.

16 3. Master Plan update – Matt Taylor and Matt Baronas

17 Matt Taylor reported that Mike Tardiff wanted the Board to be able to **discuss the**
18 **CNHRPC drafts of the Master Plan chapters on Land Use, Transportation and**
19 **Housing, at the February 14 meeting.**

20 Mike had also asked for clarification about the issue of renaming the
21 Agricultural/Conservation zone to ‘Conservation and Open Space’ or some
22 alternative. **Greg made clear the Board did not want to go ahead with renaming**
23 **that zone.** The Board did not want two separate zones. The town had shown it
24 favored agriculture highly in the survey results. There is fluidity in the land use,
25 sometimes land is in agricultural use one year then later it is not. Overall, there
26 are small parcels of land throughout the town where agriculture is pursued, and
27 soil is good. And some agricultural food production may well take place inside

28 structures, indoors, in the future and not be dependent upon soil conditions (such
29 as cannabis growing and manufacturing).

30 Lucy dissented. There are arguments to made regarding the inevitable tensions
31 between agriculture and conservation. It would be a good idea to know where the
32 most fertile soils are in town for future food production use. Kent Ruesswick
33 noted that the issue was divisive and complex and had been worked on in the
34 past when Tyson Miller was chair. We discussed that the CNHRPC mapping does
35 show soil types of agricultural value in detail.

36 **Matt Taylor noted that they could include the idea of protection of land for**
37 **agriculture as a recommendation in the Master Plan. This would be in addition**
38 **to recommendations for conservation purposes.**

39 4. Issues tabled to work on with CNHRPC staff

40

41 (i) Conditional Use Permit language

42 Greg thought the draft language from Matt Taylor was close to being ready to go
43 to town counsel. This CUP amendment would be one of the several proposed
44 ordinance changes for Town Meeting 2024.

45 Greg asked about adding some language to the proposed changes in zoning for
46 commercial and industrial zones that would allow residence up to a certain
47 percentage. It would be a way to encourage cluster development. The Board
48 would look to CNHRPC for advice as to the exact percentage to permit. It would
49 have to be included in both the ordinance and the Table of Uses.

50 Later in the meeting it was suggested that towards the end of the CUP document,
51 at 20.5 G, the language should include 'agriculture' as well as 'natural resources'.

52 This point led to discussion about issues raised when the Planning Board had met
53 with the Agricultural Commission last May. Wayne Mann had said that the Ag
54 Comm. members would think of things to add to the Master Plan in terms of
55 recommendations that could make agricultural more feasible in town. Nothing
56 had been heard since.

57 Kent noted that there was a likely change in their chairman coming up. **Greg**
58 **therefore agreed to reach out to Mark Stevens.**

59

60 (ii) Deeded subdivision

61 This was an idea aired at the last meeting. The goal would be to reduce conflict
62 between landowners and landowners and the town.

63 It would entail requiring a deeded access requirement in any subdivision to avoid
64 the problem of landlocked pieces of land being sold that do not allow owners to
65 have access to them. The Board decided to consider this as a warrant article for
66 Town Meeting.

67 There was discussion about the practice in town some years ago that required 50-
68 foot rights of way in zoning. **Greg will ask Jim Snyder if he remembers when and
69 why that might have changed. The issue was tabled for further discussion when
70 the Board has more information.**

71 (iii) Mapping issues

72 Matt Baronas had come with a few copies of maps that he had worked on with
73 the Conservation Commission. There was discussion about how to use these maps
74 and what they meant. The yellow/red Co-occurrence map, for instance, shows
75 areas that would be good for conservation. It weights several criteria including
76 wetlands, wildlife habitat, prime farm soils and more. CCC had recently said they
77 were bringing in some outside professionals to comment on the criteria that the
78 CCC had been using to do the weighting exercise.

79 For the Master Plan it was agreed that further granular detail is not necessary
80 beyond the level of detail already being produced. Members have found the maps
81 helpful and educational. The Forestry map is useful and was put together using
82 managed forestry records from Mandy, and a Current Use overlay. It should be
83 included in the Agricultural section of the Master Plan. For issues to do with
84 ground water, or irrigation, the aquifer layer map should be helpful, though Matt
85 said that it was one of the layers included in the Co-occurrence map. There is a
86 separate water resource map. Greg thanked Matt on behalf of the Board for all
87 his work.

88 It was also suggested that **the Master Plan recommendations for Agriculture
89 should include the Planning Board considering future developments in farming.**

90 **There will be agricultural production advances that are not dependent on soils**
91 **and could be managed in a way fitting to the character of Canterbury.**

92 Discontinued Roads: the Planning Board is not seeking to create a new map but to
93 reflect the current state of the town roads, at a given point in time. It is not clear
94 that there is an existing map that is this accurate. Kent is not pursuing the idea of
95 a committee to focus on discontinued roads having felt pushback from the other
96 selectmen. **This issue was therefore tabled until the later March agenda for the**
97 **Planning Board.**

98 (iv) Privacy of property owners with trails

99 Greg reported to members that Matt B had already pulled the trails map from the
100 internet and it would not be part of the Master Plan.

101 This led to a discussion about local businesses, including Shaker Village, who had
102 shared their trails map and were happy to promote those trails. It raised the issue
103 of whether or not the Master Plan should include and thus promote local
104 businesses. **The consensus of the Board was that specific businesses should not**
105 **be included, websites were not always relevant over time, but that types of**
106 **businesses and numbers could usefully be included.**

107 Greg said the Board thanked Mandy Irving in the town office for working with the
108 CNHRPC staff in various ways, especially for the recent mapping work. **Secretary**
109 **to convey that.**

110 (v) InvestNH draft grant

111 Matt Taylor shared hard copies of the draft grant for funding from InvestNH to
112 pay for CNHRPC assistance during this year. The funding source requires that the
113 work undertaken by the town is geared towards affordable housing provision. The
114 town would not have to match the funds. The draft includes proposals for the
115 various tasks to be undertaken in order to get the draft Master Plan ready for a
116 public hearing for adoption, for the different zoning amendments the Board is
117 looking to prepare for 2024 TM, and lists the steps that the Planning Board and
118 CNHRPC will have to take.

119 Greg noted it was very thorough.

120 **Members are asked to look it through for further discussion on February 14.**

121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154

5. Old Business

(i) Reminder of filing dates: Lucy hoped to file with the Town Clerk tomorrow. If anyone encourages anyone else to run, they have till February 3 to file.

(ii) Building permit data

Greg noted that the Board should thank Joel for speedy and user-friendly data regarding recent years' Building permits. **In addition, the Board would like to know what is the definition of a 'new building' in the data? What does that include? And could there be a new category of commercial buildings or agricultural buildings? Also, is the data seasonal? Do more applications come in during one part of the year than another? Secretary to write to Joel French, Building Inspector.**

This data could be included in the Master Plan in maps or diagrams by regional planning and they would have an idea of how best to do that.

6. Adjournment

There was no New Business. Kent moved to adjourn, and Scott seconded. It was 8.30 pm.

ACTION ITEMS

- **Greg to contact Mark Stevens re Ag Comm returning to PB**
- **CNHRPC to prepare draft chapters on Land Use, Transportation and Housing for PB for February 14 meeting**
- **PB members to look over the InvestNH draft for February 14**
- **Secretary to write to Building Inspector (Joel French) and Planning Board Associate (Mandy Irving)**

Respectfully submitted,
Lois Scribner, secretary

155

156

157 .

158

159

160

161