

Final Minutes - Planning Board Work Session

August 23, 2022

Members Present

Greg Meeh, (Chair), Scott Doherty (Vice Chair), John Schneider, Kent Ruesswick, (BOS rep), Anne Dowling, Logan Snyder (alternate)

Absent

Joshua Gordon, Lucy Nichols, Ann Berry (alternate), Lois Scribner (secretary)

Others Present

Matt Taylor and Matt Baronas, CNHRPC staff

Agenda

1. Call to Order

Greg Meeh provided notes as a record of the meeting. He called the meeting to order a little before 7 pm as there was a quorum and members were wanting to hear from the CNHRPC staff about their mapping work.

2. Minutes of July 26, 2022

Scott Doherty made a motion, seconded by Kent Ruesswick, to accept the Minutes of June 28. John Schneider noted he had not seconded minutes – that should have read Kent Ruesswick. With that amendment, all members present voted aye to approve those Minutes.

3. Master Plan/Plan for Tomorrow Ongoing Work

The following notes were taken by Matt Baronas, CNHRPC staff, as a record of this part of the meeting.

- CNHRPC's staff Matt Taylor (Project Planner) and Matt Baronas (Regional Planner) attended the Canterbury Planning Board Work Session to provide an update on the Natural Resource and Co-Occurrence mapping process and discuss the next phases of the Plan For Tomorrow update.
- Matt Baronas shared that he had been working closely with members of the Canterbury Conservation Commission on both the Natural Resource

29 and Co-Occurrence maps. Since last discussing the maps with the Planning
30 Board new maps had been added to the series.

- 31 • Matt B explained the process of Co-occurrence mapping as taking a set of
32 selected natural resource layers, weighting them with scores
33 corresponding to their importance to the town, and overlaying them to
34 pinpoint the areas in town most important for conservation. A series of
35 these Co-Occurrence maps have been drafted with slightly varied scoring
36 systems (some including conservation and adjacent lands) and symbology
37 tactics. The conservation commission is finalizing their preferences for
38 these maps.
- 39 • Matt B shared that the next step in the mapping process after the maps are
40 finalized will be to select a set of layers to transfer to an online map. The
41 online map will be made available to the Planning Board and Conservation
42 Commission as a tool for their planning decisions.
- 43 • The Planning Board expressed their interest in a map focused on the Center
44 Historic District in town showing property boundaries and acreages. **Matt B**
45 **agreed to produce this map and include it on the shared web page with all**
46 **the other map updates.**
- 47 • Matt Taylor provided an overview of the next phase of the Plan For
48 Tomorrow Update which would include finalizing Chapters 5 - *Land*
49 *Use* and 6 - *Natural and Scenic Resources and Open Spaces*, as well as
50 preparing updated Housing and Economic Development Chapters. This
51 would include supporting one or two visioning sessions related to Economic
52 Development and Exit 17 and 18 areas. The estimated cost for this phase
53 would be \$5,000. CNHRPC would match with \$2,500 in state planning and
54 economic development funding.
- 55 • Matt T also described the 3rd phase of the update that would complete the
56 project and could start next spring. This phase would include updating
57 the *Town Services Chapter* and the *Vision/Implementation Chapters*.
- 58 • Matt T also discussed the potential of updating the format of the plan to
59 shorten the chapters, include more graphics, and move some statistics and
60 information to an appendix. The Planning Board was supportive of this
61 idea.
- 62 • The Planning Board also discussed the potential need for additional
63 planning and engineering support for future reviews. Matt T shared that it
64 is common for towns to have a consulting engineer to review plans that are
65 slated to have significant impact to the town.

- 66 • **The Planning Board hoped to coordinate further with Mike Tardiff on the**
67 **exact cost of the next phases and visioning sessions for the budget**
68 **committee.**

69 The following link to be shared with the Planning Board so they can view the
70 maps (including the new CHD map): [https://cnhrpc.org/canterbury-master-plan-](https://cnhrpc.org/canterbury-master-plan-update/)
71 [update/](https://cnhrpc.org/canterbury-master-plan-update/)

72
73 Greg asked Matt Taylor and Matt Baronas if they were familiar with the book
74 STRONG TOWNS by Charles Marohn. Greg became aware of it through members
75 of the Concord Planning Board. Greg said that there is a lot in the book that
76 affirms the slow and incremental development model in our current zoning. It
77 explains why that approach works for many towns. Greg brought several copies of
78 the book, and some board members took them home.

79
80 4. New Business

81 Kent brought members up to date regarding the Solid Waste Committee
82 discussion on options for waste processing. Kent reported that the idea of no
83 recycling had been brought up and reminded us that recycling was addressed in
84 our questions and the town was very much in favor of continuing to recycle. The
85 Board should be sure that is addressed in the Master Plan.

86
87 Kent also provided more information on the Energy Committee work on
88 community power and that there would be a more discussion on this at the Select
89 Board meeting Monday the 29th.

90
91 He also mentioned that the Select Board will start discussing next year's budget at
92 this meeting.

93
94 Action Items

- 95 • **Matt B. enlarged map showing central historic district with property**
96 **bounds and acreage**
97 • **CNHRPC resolve budget through 2022 with Ken Folsom and let Planning**
98 **Board know**

99
100 5. Adjournment

101 Scott moved to adjourn, Kent seconded.

102

Respectfully compiled and submitted on behalf of those present,

103

Lois Scribner, secretary