

1 DRAFT MINUTES

2
3 **Canterbury Planning Board**
4 **Meeting House and via GoToMeeting**
5 **April 27, 2021**
6

7
8 **Members Present at the Meeting House**

9 Kent Ruesswick, (Chair), Greg Meeh, Anne Dowling, Cheryl Gordon, (BOS
10 rep), Lucy Nichols, Joshua Gordon, Scott Doherty (Vice Chair)

11
12 **Members Present on GoToMeeting**

13 Hillary Nelson (alternate)

14
15 **Applicants present at the Meeting House**

16 Kenneth and Bonnie Lind, with Jamie Dubois applicants; Kathleen and Matt
17 McKerely (property owners) for K and B Accessories

18
19 Aaron McKey (Project Engineer, of Allen and Major Associates) and Paula
20 Benard (owner) and Brenda Litchfield (abutter) for Station Meadow LLC

21
22 **Agenda**

23
24 **1. Call to Order**

25 Kent Ruesswick called the meeting to order just after 7 pm.

26
27 **2. Minutes of April 13**

28 The Minutes of April 13 were moved by Cheryl Gordon, seconded by Scott
29 Doherty. Members voted. All voted in favor of accepting those minutes.

30
31 **3. Public hearing K and B Accessories, 2 Oxbow Pond Road,**
32 **Canterbury, Site Plan Review Application**

33 The applicants introduced themselves. Bonnie and Ken Lind were going to
34 occupy units that had been heard in the earlier hearings. The proposed
35 brewery plans had fallen through. They were invited to present the new
36 proposals and Board members made inquiries.

37
38 Ken Lind owns two truck accessory companies based in Tilton and Bow.
39 The plan here is to do truck detailing, usually newer trucks and pickup
40 trucks that need cleaning. The vehicles would be shuttled from one of the

other locations to this one. There would be no actual customers or retail here at this site.

Lucy Nichols and Anne Dowling asked about groundwater implications. The Linds would only use chemicals like carwash soap, no acids, and would just do washing and spraying. There will be floor drains in the bay area and waste from the holding tank would be sent out to a waste-water company. They would not be using MDI chemicals. Two options for pumping out were Rowells and Clean Harbors. Lucy had been looking at DES regulations for tanks containing contaminated water. The applicants were aware of these regulations.

They did not anticipate the need for additional parking in the future. The other two locations are very full. Jamie Dubois would be doing the detailing at this location. They would not come close to the amount of parking that had been allowed for the brewery plans. The hours of operation would be 8 am to 4 pm, Monday to Friday. Typically a truck takes 6-8 hours to clean properly. In the future they might need more employees. No extra lighting facilities were needed.

Members were comfortable to go back to the previous Site Plan and amend it for this business. Kent asked for a motion to approve this business amending the existing site plan. Joshua made the motion and Lucy added the condition that the holding tank be registered with the DES. Scott seconded. Members voted and all voted in favor. The Board wished the applicants good luck and they left the meeting.

4. Pre-Application Conceptual Station Meadow LLC, Hall Road

Kent recused himself as an abutter to the property and Scott Doherty stepped in as Vice-Chair.

Paula Benard introduced herself and her general proposals. She was looking for an investment type property in the Industrial Park area, as well as further developing another piece of land she owns. There has not been much luck getting people in there yet. Her business is selling or renting construction machinery such as street sweepers or sewer cleaners used by municipalities. They would need a couple of bays for servicing equipment.

80 Project Engineer Aaron Mckey showed draft Site Plans on an easel to give
81 members more information about the project off West Road and flanked by
82 Hall Road and Interstate 93. The site is 5 acres, mostly flat with a moderate
83 slope. There are plans for a lot line adjustment that should benefit all
84 parties. It was acknowledged that the lot line adjustment hearing could be
85 at the same meeting as the full Site Plan Review. The other lot (Preve's)
86 would be up from 1.4 acres to 1.7 acres and be more conforming in size for
87 that zone where there is a 2 acre minimum. The idea is to construct her
88 building in Phase 1 of the project and then another building in Phase 2.
89 This second building will be rented out as warehouse type space to
90 plumbers, electricians for example, who might want it for storage or office
91 work.

92
93 32% of the project will be gravel. They were not planning on having pipes
94 but sheet flow and swale with an infiltration pond. The septic and well plans
95 were to be worked on next week.

96
97 They did not anticipate the need for extra lighting. It should be dark sky
98 compliant. There will be trees around the site. One of the abutters, Brenda
99 Litchfield, was present that evening, in favor of the plans. There was an
100 issue with sand blowing in the area and it was thought that these plans
101 should improve that problem because of vegetation being planted. The
102 building should only be 30 feet higher than the Interstate 93 and the second
103 building would be lower still.

104
105 Paula's business envisaged having a Parts Department, staff to answer
106 phone calls, an Accounting Department and staff in the shop doing repairs
107 and servicing. The likely customers would be towns or cities within 30
108 minutes travel. The maintenance work was relatively light, some welding,
109 not a lot of machining. There would be some vehicles outside for sale and
110 display. Woburn MA is the main location but this site in Canterbury was
111 useful because it is very central for the state and close to many routes and
112 the I 93.

113
114 Greg asked about a service tank. Paula hoped to not have floor drains as
115 they do not have them in their main shop. They do have a holding tank and
116 it is serviced. They do not do oil changes as a rule. Oil and diesel are
117 treated with Speedy Dry. Paula was going to look up DES guidelines on
118 ground water – she did not want a problem. Aaron Mackey said they would
119 include a full drainage report in the Site Plan Review application.

Joshua Gordon asked about Paula's inventory. She has businesses all over New England, in MA, ME, CT and RI at present. Greg Meeh asked how phase 2 might be regarded if it was an unknown quantity. Aaron Mackey pointed out they were looking at the the general classification of Warehouse, Storage and Wholesale establishments. This was on page 29 of the ordinance. They did not anticipate needing waivers. Under zoning this was an allowed use so there was no need to go to the ZBA.

Paula raised the issue of covenants. There was one with this property titled the Protective Covenants of the Canterbury Depot Park, from 2004. It stipulated that the colors used should be 'compatible with the natural environment'. This was a recorded document with the Registry. She hoped to utilize a barn type structure – maybe charcoal grey or soft white, something pleasing to look at. Cheryl Gordon thought that the Board of Selectmen and Code Enforcement Officer were responsible for such covenants.

Other points raised included signage, which would be the same as anywhere else in town, and the projected timeline. Paula was looking towards next spring for construction due to the high cost of lumber presently. Aaron suggested they might have the Site Plan Review ready soon. There were no further questions. Member thanked the applicants and they thanked the Board for their time.

There was brief discussion about the shape and history of that lot. It had been impacted by the construction of the I93.

5. Any other business?

Scott shared that it was likely the Governor would allow the emergency order to expire in mid-May. Consequently, Board members will have to attend in person. The public could still 'attend' remotely via GoToMeeting.

Lois will ask members about copies of documents they may want to have available for hearings.

For the next meeting, May 11, Greg reminded members that CCC member Ashley Ruprecht is joining the Board, as she has expertise on wetlands from work in Laconia. Joshua has also invited Art Rose to attend. Lois will

159 send members the 2004 documents on wetlands setbacks from CCC Chair
160 Ken Stern.

161

162 Lucy asked if there was any update regarding the storage units across the
163 road from Quaker House. There was none.

164

165 Greg moved to adjourn around 8:30 pm, Joshua seconded. All in favor.

166

167 Next meeting, Tuesday May 11, 7 pm at the Meeting House, for wetlands
168 setback discussion.

169

170 Respectfully submitted,
171 Lois Scribner, secretary

172

173

174

175

176

177

178

179

180