

MINUTES OF THE MEETING
OF THE
CANTERBURY PLANNING BOARD

July 9, 2019

BOARD MEMBERS PRESENT: Jim Snyder (Chairman), Tyson Miller, (Vice-Chairman), Art Rose, Hillary Nelson, Kent Ruesswick, Lucy Nichols, Alternate

ABSENT: Joshua Gordon, Cheryl Gordon (BOS Representative), Scott Doherty, Alternate

Review of June 25, 2019 Minutes: Tyson Miller moved the Minutes, seconded by Kent Ruesswick. Discussion: None. Vote to approve Minutes: Unanimous – 6/25/19 Minutes approved.

Preapplication Conceptual Consultation of Adam Towne for possible lot line adjustment at Shaker Road, Map 243, Lot 5:

Jim Snyder informed the applicant that this process is to discuss issues and areas of concern, and to point him in the right direction, but no decisions can be made. Jim also told the Board that he had discussed this project in general with Adam a couple of times previously relative to a building permit.

Adam explained that he has a big piece of land in Loudon and Canterbury. He's looking to build a house in Canterbury and wants to cut off a slice of the land in Canterbury and add it to the deed for the Loudon piece to help with frontage. The land would still be in Canterbury and would need a lot number. He recently purchased an additional 15-acre lot in Loudon to help with the frontage issue there and received a building permit there as well. Jim discussed the governing RSA, 674:53. Any time a municipal line crosses a piece of property with another town, the town line always creates a boundary. Nobody typically cares about it until someone wants to change the use or subdivide. Jim read from 674:53-II. The lot line he'd like to move would create a nonconforming lot and would need to be designated as unbuildable. Adam has no intention to build on this lot and is happy to add that language to the deed. Jim said a similar situation occurred at Map 227, Lot 11 in Canterbury.

Board members had questions about setbacks, which were discussed. Adam is waiting on a letter from the Loudon building inspector. In the meantime, Jim thinks we still have to notify the Loudon Planning Board, per RSA 674:53. None of this should affect his current construction. Adam will submit his application for lot line adjustment to Lori.

Hearing no disagreement from Board members, Lori can send a letter to the Loudon Planning Board pursuant to 674:53 asking them if they're ok with this project. Once we

46 have the response, we'll schedule it for hearing. Adam will bring language for the deed
47 restriction.

48
49 **Board Discussion – Ordinances:** Hillary Nelson has not yet finalized the language for
50 the nuisance ordinance and will let Lori know when we can add it to the agenda. Tyson
51 was waiting to hear from Joshua Gordon about his thoughts of Attorney Fitzgerald's
52 2015 letter on the campground ordinance. Since Joshua was absent tonight, we'll add
53 that ordinance to a later agenda.

54
55 Hillary was contacted by Lois Scribner who would like to give input on a noise
56 ordinance. Lois will send an email with her ideas which Hillary will bring to a future
57 meeting.

58
59 Tyson brought revisions to the Growth Ordinance. Lori will finalize that and hold on to it
60 to include at a hearing later in the year.

61
62 **Other Business:**

- 63
64 - The Board discussed documents and a notice received from the Town of
65 Belmont relative to Pike Industries request for a deeper gravel pit. The hearing is
66 Monday July 22nd. The Board appreciated Belmont's determination of possible
67 regional impact and receiving notification from them. Belmont is doing the right
68 thing since it could affect the aquifer down the road. Jim's opinion was if a
69 specific person on this Board wants to attend the hearing and speak, he's fine
70 with that. It was agreed that we'd send a letter to Belmont thanking them for the
71 decision of regional impact and adding a word of caution about the aquifer.
72
73 - The Board received information about FEMA flood plain meetings. Lucy Nichols
74 is interested in this topic and will try to get to one of them and report back to the
75 Board.
76
77 - Lori will follow up with Loudon relative to our prior inquiry about sound testing
78 done at the flat track speedway. We never heard back from them.
79
80 - Art watched a show about classifying tiny houses on Chronicle recently. There
81 was brief discussion about foundations and fastening them to the ground.
82

83 Art moved to adjourn, second by Kent. Vote: Unanimous. Meeting adjourned.

84
85 Submitted by Lori Gabriella, Secretary
86 Canterbury Planning Board