

MINUTES OF THE MEETING  
OF THE  
CANTERBURY PLANNING BOARD

February 10, 2015

The Chair called the meeting to order at 7:00 p.m. It was determined that a quorum was present.

BOARD MEMBERS PRESENT: Art Rose, Chair, Jim Snyder, Vice-Chair, Alice Veenstra, Tyson Miller, and George Glines (BOS Representative)

BOARD MEMBERS ABSENT: Joshua Gordon, Chris Blair, Douglas McCallum, Seth Cohn,

OTHER PARTIES PRESENT: Elizabeth Lockhead, Dan and Molly Spurduto, Web Stout, Eric Foster.

**Draft Minutes of January 28, 2015:** Jim made a motion to approve the minutes of January 28, 2015. George seconded the motion.

Discussion: None.

Vote to approve January 28, 2015 minutes: Unanimous. Minutes were approved.

Art appointed Kent Ruesswick and Tyson Miller as alternates for missing Board members.

**Pre-Application Conceptual Consultation for Elizabeth (Terri) Lockhead, 371 Baptist Road, Canterbury Tax Map Lot number 241/34:**

Jim stated that he has had conversations with Terri regarding her project. They have a small business relationship, but nothing that rises to the level of Jim recusing himself if the Board was satisfied with that. The Board had no issues.

Terri had obtained a plan of her property from the Registry of Deeds and explained the layout of the property to the Board. She stated she wants to take her 89 acre parcel and subdivide it leaving her house on an 11 acre lot, and selling the rest to Dan and Molly Spurduto. The front area is agricultural and the rest is rural. The range way is in the Natural Resource District. The subdivision would include two different zones. The Board discussed acreage requirements in the different zones, frontage, and the benefits of a lot line adjustment versus a subdivision. Terri asked questions about septic systems, wetlands requirements and topographical surveys. Art explained the waiver process and suggested she review the subdivision regulations.

**Pre-Application Conceptual Consultation of Eric Foster for commercial development at Tax Map 267, Lot 66, Old Boyce Road and Shoestring Roads.**

Web Stout was at the meeting to present the plan and Eric Foster was there to answer any questions about the business.

Web explained that the property is across from the Dunkin Donuts and is approximately 6 acres of land. Eric's business is a tent event business and is currently housed at The Concord Sports Complex. He explained the three phases of the project.

The Board discussed impervious requirements and drainage. There was also discussion about where this business fits in to the Table of Uses and whether the Zoning Board would need to be involved. Eric addressed the issue of inventory and storage.

Eric gave a history of his business and discussed the type of projects they do. He explained the business and touched on the fleet of trucks and hours the business is open.

The Board felt Eric and Web might want to have a conversation with Joe Halla of the Zoning Board to be sure everything is in line so when they do come to this Board, there is a clear answer as to the need for the Zoning Board's involvement, if at all.

Jim felt this project was a good fit for the location, we just want to be sure it fits into zoning.

**Other Business:**

Web talked to the Board about a Pre-Conceptual project he was here on back in October for Hugron to get the Board's opinion as to how they would like him to handle this three lot project of a lot line adjustment and lot merger. It was decided it would be best if it was one application and both the lot line adjustment and lot merger would be heard at one hearing.

The Board reviewed mail and received a Site Plan Review Application from Mourning Dove for a Design Review public hearing. The Board will review the application to determine if it is complete at the February 24<sup>th</sup> meeting. If the Application is complete, it will be placed on one of the March agendas for a public hearing. The Board will contact CLD Engineers to bring them in on this application.

The Board discussed the idea of whether the campground that was drafted might be better if it was included in the Site Plan Review rather than as an ordinance.

Alice discussed there being an annual or semi-annual meeting between the Planning Board and Zoning Board to determine what works and what doesn't work.

88 Jim discussed the Board's voting process. He feels there should maybe be a written  
89 ballot rather than putting people on the spot and voting by show of hands. It was  
90 generally agreed that the written ballot is a good idea.

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92 Jim made motion to adjourn. Alice seconded.

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94 Meeting adjourned at 8:50 p.m.

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96 Lori Venie, Secretary

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98 **Next meeting: February 24, 2015, 7:00 p.m.**