

MINUTES OF THE MEETING  
OF THE  
CANTERBURY PLANNING BOARD

October 22, 2019

BOARD MEMBERS PRESENT: Jim Snyder, (Chairman), Tyson Miller, (Vice-Chairman), Art Rose, Hillary Nelson, Joshua Gordon, Kent Ruesswick, Lucy Nichols, (Alternate), Scott Doherty (Alternate), Brendan O'Donnell (Alternate),

ABSENT: Cheryl Gordon (BOS Representative)

**Review of 10/8/19 Minutes:** Art Rose moved the Minutes, second by Hillary Nelson. Discussion: Minor grammatical revisions. Vote to approve Minutes: Unanimous – 10/8/19 Minutes approved.

**Board Discussion: Review revised Obnoxious Use proposed language:** Brendan O'Donnell provided revised language as discussed at the prior meeting. Jim Snyder thought the revised language looks good. If all are in approval, we can move it to public hearing. Joshua Gordon felt this language goes hand in hand with the short-term rental language being worked on and if we enact the short-term rental without this language it would be problematic.

Brendan confirmed this obnoxious use ordinance would replace the language that already exists in Article 2.1 of the Zoning Ordinance. Lucy Nichols discussed the authorized representative language regarding investigation of any complaint.

The Board discussed public hearings, procedure, and any decision appeal rights for residents. Jim said we could schedule a public hearing for a month from now which would give the BOS time to weigh in.

Tyson Miller made a motion to move the Obnoxious Use Ordinance to public hearing with revised items as prepared by Brendan. Second by Hillary. Discussion: Jim appreciated Joshua's careful attention to the English language while reviewing the revised language. Vote: Unanimous. The public hearing will be scheduled.

Tyson reminded the Board we also have the sunset article for public hearing as well.

**Board Discussion: Short-term rentals (continued from last meeting):** The Board of Selectmen forwarded a draft proposed Short-Term Rental Ordinance for the Planning Board's review and input. Tyson said he returned his comments directly to the BOS and they responded to him. He passed out the notes on that discussion. There was discussion about the proposed language and options. Registration of the rentals, accessory use, and subordinate uses were also discussed. Jim reminded the Board, this is not our Ordinance, it's the Selectmen's. We'll be able to voice our opinion at the

public hearing. After further discussion the Board had several recommendations for changes to the language for the Selectmen to consider. Lori will forward these to the BOS.

**Board Discussion: Zoning of downtown area; multi-family development (continued from last meeting)**

Joshua said this subject came up recently with someone approaching him about a meeting coming up in Boscawen to discuss how to facilitate denser housing in downtown areas in small towns. The Country Store, downtown historic district, and downtown properties were discussed. The big picture is thinking about what we envision the downtown area to be if we want to keep the store or other small businesses running, and how can it retain its historic character but serve the purpose of a more active downtown.

Joshua suggested we go to the Catch meeting in Boscawen. Tyson said the Regional Planning Commission could help us with that as well. The Board discussed acreage, historic requirements, cluster and pocket developments, and other possibilities in the downtown area. Art pointed out that the infrastructure doesn't exist for anything to become large, and there's not enough real estate to support the septic system and water supply without municipal water and sewer. Art felt senior living may want to be discussed. Hillary suggested mixed use living.

Tyson mentioned that once the commercial area is built up over near exit 17, we'll have a big push for development. Lucy said a professional building, doctor, dentist, lawyer would be great over there.

Jim cautioned to be careful about changing zoning for specific landowners. The Board agreed.

**Other Business:**

- Tyson discussed the fact that there seems to have been a lot of meetings in Concord about the exit 17 area that we haven't been notified about. Hillary read from a Patch article online where it mentions Concord working with the Town of Canterbury on the exit 17 area. She forwarded it for the Board's review.
- We finally received the decibel sound study done by the racetrack. The testing was done by the track itself, not an independent company. They were supposed to do a sound study on the events that were taking place and use that to determine whether they can have further events. Joshua would like to send a letter to bolster our contention that we need to amend the regional impact statute and stating that they should have hired a 3<sup>rd</sup> party independent company. Art agreed that we should send it so in the event something transpires down the road, they can't say we didn't object or bring it up to them. Lori will draft a letter for review.

- There was a brief update on the status of the revised Table of Use. Once it's in a final version, Joshua commits to working on definitions.

- Lucy was told that the Board of Selectmen reversed themselves on the cease and desist orders for the short-term rentals in town and wondered if that was accurate. It was confirmed that was true.

Motion to adjourn by Art, second by Kent. Vote: Unanimous.

Submitted by Lori Gabriella, Secretary  
Canterbury Planning Board