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MINUTES OF THE MEETING
OF THE
CANTERBURY PLANNING BOARD

MARCH 10, 2020

BOARD MEMBERS PRESENT: Jim Snyder, (Chairman), Art Rose, Tyson Miller, Hillary Nelson, Kent Ruesswick, Lucy Nichols (Alternate), Scott Doherty (Alternate) Cheryl Gordon, (BOS Representative)

ABSENT: Joshua Gordon (Vice Chairman), Brendan O'Donnell (Alternate)

OTHERS PRESENT: Tim Bernier, Matt McKerley, Crystal Eisenhard

Jim appointed Lucy Nichols and Scott Doherty as members for Joshua Gordon and Kent Ruesswick. (Kent arrived later in the meeting)

Review of 2/25/20 Minutes: Hillary Nelson moved the Minutes, second by Lucy Nichols. Amendments or Discussion: None. Vote to approve Minutes: Unanimous – 2/11/20 Minutes approved.

Jim turned the meeting over to Hillary who presented Art Rose with gifts to honor his great service to the Board and to show how much we've appreciated his point of view and direction over the years.

Art thanked the Board and said it's been his pleasure serving. He came on as an alternate and after the first few months he ran for a seat and has been here since. It's been good. His background is technical and he would like to remain as an alternate. In the event we get applications that are complex he's happy to come in and sit for them.

Preapplication Conceptual Consultation of Crystal Eisenhard for home business, 20 Baptist Road, Map 107, Lot 2:

Jim reminded everyone that we can't make any decisions but can listen to the project ideas and guide the applicant in the right direction.

Crystal lives across from the school in Canterbury. She moved here in 2018 and got involved with the Fair via a petting zoo. She's also had some activities at her home. She enjoys the arts. She worked in Madbury previously and worked on a project with horsemanship, training the horses naturally. There is a lot of therapeutic benefits to horses. People that suffer from PTSD or autism, or anxiety also benefit from interacting with horses. Her husband passed away and she had to sell the farm. She's enjoyed her time here in Canterbury. She'd like to have events, activities, offer natural horsemanship, use the commercial building out back of her home to have birthday

46 parties, dances, fund raisers for police and fire department. Maybe some dinner theatre
47 to get her more involved in the arts. She'd be using all her animals for photography,
48 sculpting, etc. She spoke with the principal at the school and they had a pow wow for
49 the kids, using her horses. She has reptiles as well. It would be a hands-on
50 experience. She'd like to offer office activities for flowers, gardening, pumpkin patch,
51 woodworking, glass blowing. She'd like to keep it reasonable budget wise. These would
52 be ticketed events, not like a big fair, to keep the number of cars down. They cleared
53 the property down back for parking so no cars would be near the schools or on the
54 streets. No additional building, just using existing buildings.

55

56 Jim Snyder asked where she thinks this would fall under the Table of Uses in the
57 Zoning Ordinance. She thinks home business. Jim said it sounds like the plan is a little
58 far flung which sometimes makes it hard to put it into a category. He looked thru the
59 Table and pointed out that she's in agricultural in a center historic district. He explained
60 that any home occupation in that zone requires a special exception from the ZBA.
61 Crystal spoke with Mandy, (Town Assessor) who suggested she start here to learn what
62 may be required first.

63

64 Crystal discussed the maintenance and repairs she's done at the property to date.
65 She's been to the historic commission when she had to remove a building and installed
66 horse stalls. She also needs to build chicken coops.

67

68 Jim explained the process to her, which would be to go to the ZBA and likely back to us
69 for a Site Plan Application. We understand you're not building a Walmart and we'll try to
70 make the process comfortable, but he felt the biggest challenge with the ZBA is to
71 condense this into something they can say "yes, that conforms to an allowed use in the
72 zone". Jim gave her an example of a prior application that didn't strictly conform to
73 definitions and felt that project required flexibility, but was denied. What she wants to
74 do has to fall into one of the categories in the TOU. It's agricultural, it's educational. It
75 sounds like educational is more in line with what she was doing.

76

77 Hillary thought agricultural commercial use and told Crystal she may want to give a
78 general concept idea instead of each detail. Hillary said that although agritourism isn't
79 in the Table of Uses, she could bring in the RSA.

80 Jim told her she may want to think about how many events per year, how many people,
81 parking, safety, and said those are things we'll want to know about too. The Board
82 suggested she get a good plan in place, starting with the first activity or project she
83 wants to do, and to have a drawing of her land with the buildings on her land.

84

85

86 Crystal will contact Lisa Carlson of the ZBA for next steps.

87

88 **Preapplication Conceptual Consultation of Matt McKerley for change of use/new**
89 **design, 2 Oxbow Pond Road.**

90

91 Tim Bernier of T.F. Bernier, Inc. presented for the applicant. Tim was here before with
92 Matt and did the original site plan. A couple of things came up as the project moved
93 forward which is what they're here to talk about.

94

95 Floor drains: Trucks are coming back at night, snow melts and freezes overnight,
96 causing the door to freeze to the ground. Floor drains need to be installed. The floor
97 drains have to discharge to a tank, with an alarm. The tank is registered with the State.
98 A licensed plumber pumps it out when its full. The State comes down every so often to
99 check your records that show you're pumping the tank and you have a contract with
100 Clean Harbor, or someone who is licensed to pump the tank.

101

102 Accessory dwelling unit for workers, seasonal help: There's a similar use on a nearby
103 lot. They live there during construction season and then leave. They'd like to put a two-
104 bedroom dormitory style area on the building. The workers will only be here 9 months
105 out of the year and will then go back to their homes.

106

107 There's probably 30 of them in Bow and 80 in Concord. There's an open concept space
108 in the back of the building. The back bay has 17-foot ceilings. The apartment is over
109 the office space and would be less than 600 square feet. Scott Doherty asked about
110 means of egress. Matt is working with the new building inspector. The septic will have
111 to be redesigned. He's doing a 50 unit in Loudon for a farm for seasonal help. This is
112 really common.

113

114 Lucy Nichols stated the record on the site plan that was originally approved doesn't
115 mention an office or shop. Tim stated these buildings are contractor buildings so you
116 can easily move around walls, so the interior is easily changeable. They're occupied by
117 electricians, plumbers, etc. who meet in the morning and then leave for work for the
118 day. It's open concept.

119

120 Two workers will live in one unit. Tyson said they have to get a special exception, Tim
121 understood that.

122

123 The Board discussed Matt having to notify the building inspector of any renter and what
124 the use was. They also discussed permeability in the parking area and all Board
125 members recalled discussing it at the time of the original application. Art reminded the
126 Board that we have a consultant. If there's a question like permeability and enough
127 space, you ask the consultant to review the plan.

128

129 Tim said what they have now is what was approved. It met all the criteria as approved.
130 Trees are in, as are two rain gardens to deal with runoff. The only change is septic,
131 holding tank for floor drains, and an ADU. The use is the same.

132
133 The sign with flood lighting was discussed. The applicant was reminded that there's a
134 separate zoning ordinance for signs, even temporary ones. Art told the applicant to just
135 communicate with the Town so when residents call, they can explain what's going on.

136
137 They'll go to ZBA. The shell is up, septic is in and backfilled, but now needs to be
138 redesigned. They discussed the ADU and who would occupy space. Tim said they're
139 working with the building inspector.

140
141 **Other Business:**

142
143 Hillary passed out a draft of the survey they're finalizing for Friday to hand out at the
144 second session of Town Meeting. She had a meeting last Tuesday at her house. They
145 received information from the Energy and Conservation Commissions. Hillary quickly
146 went thru each question and informed the members about the changes made. The
147 Board agreed the survey came out great. Hillary will finalize and have copies ready for
148 town meeting.

149
150 Motion to adjourn by Jim Snyder, second by Art Rose. Vote: Unanimous.

151
152 Submitted by Lori Gabriella, Secretary
153 Canterbury Planning Board