

MINUTES OF THE MEETING
O F THE
CANTERBURY PLANNING BOARD

SEPTEMBER 22, 2020

Due to the COVID-19 crisis and in accordance with Governor Sununu's Emergency Order #12 and Executive Order 2020-04 this meeting was conducted telephonically for residents. Board members and applicants were present at the Meeting House.

BOARD MEMBERS PRESENT: Tyson Miller (Chairman), Kent Ruesswick (Vice Chairman), Hillary Nelson, Lucy Nichols, Joshua Gordon, Cheryl Gordon, (BOS Representative)

ABSENT: Scott Doherty, Brendan O'Donnell (Alternate),

OTHERS PRESENT: Ron Boisvert, Paula Boisvert, Joshua Isabelle for Contoocook Investments (Abutter)

Tyson Miller read Executive Order 2020-04 relative to holding meetings telephonically.

Review of 9/8/20 Minutes: Hillary Nelson moved the Minutes. Second by Lucy Nichols. Amendments or Discussion: None. Vote to approve Minutes: Unanimous – Minutes approved.

Continued Public hearing of Ronald & Paula Boisvert for Lot Line Adjustment at 282 and 256 Intervale Road, Canterbury, NH, Map/lot 234-2 and 234-1:

Present were Ronald and Paula Boisvert and Joshua Isabelle, who owns the neighboring lot. Tyson Miller reminded all parties that the Board had questions about frontage, the sideline and irregularity of lot. There was also a concern about taking away land from Joshua Isabelle's lot and adding to the Boisvert's, and whether it would make Joshua's lot less conforming. Paula said they touched base with their surveyor and the pin for the frontage was in fact the second pin, which made the frontage in conformance. The second pin had to do with curvature. The other line was brought straight down to the road making the area being added less of an odd shape.

Joshua Isabelle reached out to Mandy Irving, Town Assessor, who sent him everything she had on his lot. No wetlands map was included. Joshua is almost positive this won't make his lot less conforming due to the size and the breakdown of wetlands and buildable land.

Tyson visited the Boisvert lot and said the area along the front that is transferring from one to the other, is absolutely wetlands. It's a drop off down to a stream.

The waiver requests were revised to include waiving the 300x300 foot rectangle since there are already houses on the lots. Joshua Gordon made a Motion to approve waiver for 300 x 300 foot rectangle. Second by Kent Ruesswick. Vote by rollcall: Unanimous.

The next waiver is for the 200-foot setback from the river to be shown on the plan. There's nothing built in that area. Joshua made a Motion to grant waiver for setback line. Second by Kent. Vote by rollcall: Unanimous.

The next waiver is requesting that they not have to show any further wetlands on the plan other than what is already there. Tyson reiterated that you step out of your car, walk 10 feet from the road and drop down 30 feet. Hillary was initially concerned because the wetlands wasn't on the plan and it wasn't inspected. She wanted confirmation of what was there to understand how it affected each property's conformity. Paula said it's very costly to do both parcels. They had the wetlands guy there for the piece being transferred and the certification will go on the plan. She wants to avoid doing wetlands on any other part of Joshua's property. After discussion, Joshua Gordon made a Motion to waive putting more wetlands on the plan. Second by Hillary. Vote by rollcall: Unanimous.

With no additional concerns, Joshua Gordon made a Motion to approve lot line adjustment. Second by Kent. Vote by rollcall: Unanimous.

Board Discussion about Hip Camp campgrounds: Tyson's understanding is that there are three residents looking to have Hip Camps who are going to ZBA for a special exception. Barbie Tilton, Ellie Bezanson, and Ginger LaPlante. Joshua brought with him two campground proposals the Board worked on in 2019 and wondered whether we should be pursuing them. They are full campground ordinances ready to go if we want to adopt one. One bans campgrounds and the other one allows them, with a lot of conditions. Joshua summarized the two proposals. Hillary said in the meantime we have people going to ZBA for campgrounds and only the State RSAs that apply. HIP CAMP is the Air BNB and VRBO for camping.

Hillary discussed her concerns. If you have 2 campsites, it's a campground. They need a bathroom and water, not a hose. Her concern is people claiming they're grandfathered from any Ordinance that may pass if they get a special exception now. What is the impact of this on current use land? Tyson talked to the Town Assessor, Mandy Irving. If it's a tent site on bare ground with maybe a fire pit, the only thing coming out of current use would be the fire pit. Platforms are not impermeable surfaces. Hillary said if someone is building a platform the corollary would be solar panels. We're going to have to talk about camping platforms being a permeable surface. If they take an entire acre and cover it with tent platforms, she'd argue it's coming out of current use.

Cheryl Gordon said one camp is having Winnebago's on their property. Tyson pointed out that we have an Assessor who would make decisions about current use. Current

use isn't our business, and we can't change it. Hillary said the Town needs to consider the current use issue then.

The Board discussed its position of allowing or not allowing campgrounds, and if allowed, do they limit the number of sites? If there are two campsites, it's a business and they need Site Plan Review.

After discussion, the Board decided to send around the two proposals previously prepared for discussion at next meeting.

Board Discussion RE Canterbury Crossing update, Exit 17: The State has approached Ken Folsom asking if Canterbury wants to contribute to the roundabout. There are two groups from Concord: Concord Planning Board for Market Basket and the liquor store, and City Council for the roundabout. The Feds have requirements for the amount of distance the roundabout has to be from the on and off ramps. Tyson stated he has been pushing for the roundabout while on the Planning Commission, never saying we would contribute. We're on record of being supportive of the roundabout only. Although it's not high on the 10-year plan, there's a lot of construction going on over there.

Tyson told this Board that we have people who own land at the intersection at Old Boyce Road who are coming in to talk with us at our next meeting. They're also meeting with the Board of Selectmen.

Lucy Nichols learned that Concord will make a huge amount of new tax revenue when they develop from Whitney Road to Sewalls Falls Road. All the land will come out of current use and will provide a big chunk of tax revenue. Our side has little lots paying taxes for existing houses and businesses, and our tax revenue won't increase. We won't have any increased piece of revenue to cover any contribution toward the roundabout. Traffic studies show that amount of traffic entering from Canterbury would be about 5%. It's all the thru traffic.

Lucy also talked about Concord having any authority over our site plans in that area. Her site plan was approved prior to our understanding of that, so she is grandfathered. Tyson confirmed that if a business is going in that area and the only access is thru the other town, it's regional impact, and in many cases they have the right to have you come to their Planning Board. It works both ways, although Concord doesn't reach out to us for regional impact of any of the Exit 17 projects.

Other business:

- Tyson announced that Lori, the Board Secretary, has given her resignation. She'll stay on until a replacement is found. The Board discussed possible job descriptions for the new Secretary.

- There is a new tenant at the McKerley property that we just recently approved on Oxbow Pond Road. He'd like to put in a brewery. He'll need to come in for site plan listing the McKerley's as a co-applicant. They'll have to attend as well.
- Tyson mentioned that it would be helpful to have our former Chairman, Jim Snyder, come in from time to time to provide his input on some applications. The Board agreed. Hillary nominated Jim to be alternate. Second by Joshua. Vote by rollcall: Unanimous.
- Lucy said there is a lot across the street from the Quaker Meeting House over near Oxbow Pond Road that was sold. The gentleman runs an electrical supply contracting business and may need to come in for a home occupation or site plan. Tyson agreed he should be coming in.

Kent Ruesswick made a motion to adjourn with a second by Joshua Gordon. Vote unanimous. Meeting Adjourned.

Submitted by Lori Gabriella, Secretary
Canterbury Planning Board