

MINUTES OF THE MEETING
OF THE
CANTERBURY PLANNING BOARD

December 16, 2014

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, Chris Blair, Douglas McCallum, Alice Veenstra, Tyson Miller, Kent Ruesswick, Cheryl Gordon (BOS Representative)

BOARD MEMBERS ABSENT: Seth Cohn, George Glines

OTHER PARTIES PRESENT: Naomi Scanlon, members of The Concerned Citizen's Group

Draft Minutes of November 25, 2014: Jim made a motion to approve the minutes of November 25, 2014. Chris seconded the motion.

Discussion: None.

Vote to approve November 25, 2014 minutes: Unanimous. Minutes were approved.

Art asked the alternates, Art and Kent, to join the Board at the table for discussion purposes.

Discussion about proposed zoning amendment to revise definition of farm stands: Tyson gave a history of last year's zoning amendment on farm stands and a brief reasoning behind the proposed amendment. He also passed out a handout containing a portion of the Board's Site Plan Regulations.

Last year an amendment was made to farm stands using language from DES that in part stated retail outlets will be on farm. The problem is that there are many farms that are located out of the way of traffic and they'd like to locate their stands in places other than at their farm.

Naomi Scanlon spoke to say that she is one of those farms that is tucked away and if they wanted to make a living off the farm, they would not be able to do that in their location. An offsite location could make that possible for many farmers.

Art explained that this proposed change would tweak last year's amendment to come to middle ground with those who are remote from a well-traveled road and need exposure. The Board's job tonight is to discuss that and vote on whether to bring the revision to Town Meeting.

Tyson discussed his handout of regulations for the Board. Our current Site Plan regulations require that any new non-residential structures being built would require Site Plan Review. If it is an existing farm stand structure, it would be exempt from Site Plan Review under the regulations.

Jim discussed whether or not the presumption is that a new farm stand be on land owned by the farmer, or if they could build it on another's property. Naomi stated it would probably be a leased land type of situation. Jim asked if a farm in Pittsfield wanted to have a stand in Canterbury on Route 106 for the exposure, if the Agricultural Commission would have an opinion about that. Naomi said if they wanted to invest that kind of money, it should be fine. There was discussion about who would apply for the permit, the land owner or the farm stand owner. Art confirmed it would be the land owner.

Jim made a motion to put this revision forward to a public hearing, seconded by Joshua.

Discussion: There was brief review of what zones farm owned stands were allowed in.

Vote on motion: Unanimous. The revision will be brought to a public hearing to be held on January 13th.

Discussion about proposed zoning amendment to change the sunset date of the grown management plan building permit cap:

Art explained in our Zoning Ordinance there is an article that defines growth, a cap on building permits with conditions. Originally it was designed to carry through so many years, it was reviewed, and then either done away with or updated and continued for a number of additional years. We are looking at whether to extend the cap's life at this point.

Jim felt this was housekeeping and made a motion to move it ahead for public hearing, seconded by Alice.

Discussion on motion: Unanimous. The amendment will be brought to a public hearing to be held on January 13th.

Review of Application for Subdivision, for completeness only, for Map and Lot numbers 263-8 (Alan Johnson) and 267-18 (Kathleen Dandurand):

Art explained that we are only reviewing the application for completeness and to be sure that everything that is required, is included. If so, it will be scheduled for public hearing.

Jim recused himself from this matter.

The Board reviewed the application and went through the list of requirements to determine if it was ready for public hearing.

Joshua made a motion that the application was complete, seconded by Chris.

Vote: Unanimous. The application will be placed on the agenda for January 27th for a public hearing.

Discussion of Campground Ordinance and possible public hearing:

Art explained our mission is to decide if this proposed ordinance moves to public hearing, or not. He handed out information regarding problematic campgrounds in surrounding towns, just to make people aware of potential problems. Art's understanding is that we are developing this ordinance because the Town does not have one that specifically addresses campgrounds and we felt it wise to adopt an ordinance. Tyson and Chris have done a lot of research on this issue and the resulting proposed language.

Tyson added that the Town attorney reviewed the language and added bits and pieces to the wording.

Art reminded the Board that anyone wanting to open a campground in Canterbury would have to come before the Board and any conditions the Board feels are appropriate will be placed on the project. Just because it may not specifically be mentioned in the wording before us, does not mean it's a done deal.

Jim thanked Chris and Tyson for the monumental job of putting this together. He also said he feels even without this document, we could do a good job with a project. This would now provide the applicant with an idea of what they could bring before us and be successful, realizing we could modify things in Site Plan Review.

There was discussion about what zones campgrounds would be allowed.

Art discussed different seasonal situations and the issue of transients. Tyson had a discussion with the Town attorney and the residency issue and reviewed that with the Board. After discussion about residency, transients and specific months, the Board revised some of the wording.

Joshua spoke to say he likes the Ordinance and will vote for it. He went on to speak about density, open space, and design of the vehicles allowed. He also spoke about

the length of time a campground owner is required to keep records. The Board discussed each of these points.

Doug spoke to say he liked this Ordinance and thinks it's just right for our Town.

Chris pointed out that with all the work that Tyson has done, we now have a structure that we can use in the Site Plan Review process. We restricted campgrounds to being in 3 zones in Town, meaning we went from being in 80% of the Town to 10% of the Town. In many towns, campgrounds are not allowed uses at all, it has to go in by variance, but this Board was not leaning in that direction.

Jim needed to clarify whether the Table of Uses should be a separate vote. He wasn't sure if it complicated things or protects the Town. He pointed out that the Table of Uses wouldn't be good alone currently since it doesn't address access issues. The Board agreed this should be all inclusive in one vote. Jim also spoke to support some of Joshua's points and to say that he also likes the Ordinance.

Jim made a motion to move ahead to a public hearing on the campground ordinance incorporating changes agreed to tonight and put it to a public hearing on January 13th..

Discussion: None.

Vote: unanimous. The amended language from this evenings meeting will be put on the January 13th meeting for a public hearing.

Tyson passed out language for a public notice to be published in the Concord Monitor and posted in the Country Store and Town office. The Board had a brief discussion of language, Tyson will revise as necessary as a result of tonight's discussion.

Tyson talked about the various ways zoning can be amended to be sure wording is correct at the time this goes to Town Meeting.

An audience member asked what the procedures are during a public hearing and what could be expected. Art and various members of the Board explained the process to help them come to the meeting well prepared.

Tyson brought up the concern of regional impact and the Town of Loudon and felt they should be invited to the public hearing. Art felt a zoning change is not a regional impact issue for this Board. A site plan review would be a regional impact and we would definitely notify them.

Jim stated that the Loudon Planning Board is on our email list of people who are notified of our agenda.

Other Business:

166 Lori brought up the time frame for Wally Archer's Site Plan Review application. The
167 Board agreed to do it on an expedited basis. It will be reviewed and a public hearing
168 will be held at the January 27th meeting.

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170 Jim moved to adjourn. Chris seconded.

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172 Vote: Unanimous. Meeting adjourned at 9:00 p.m.

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174 Lori Venie, Secretary

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176 **Next meeting: January 13, 2015 at 7:00 p.m.**