

MINUTES OF THE MEETING
OF THE
CANTERBURY PLANNING BOARD

November 25, 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, Joshua Gordon, Tyson Miller, Alice Veenstra, Kent Ruesswick, and Cheryl Gordon (BOS Representative)

BOARD MEMBERS ABSENT: Chris Blair, Douglas McCallum, Seth Cohn, George Glines

OTHER PARTIES PRESENT: Greg Lessard, Funi Burdick, Web Stout, Craig Ott

Draft Minutes of October 28, 2014: Jim made a motion to approve the minutes of November 11, 2014. Kent seconded the motion.

Discussion: None.

Vote to approve November 11, 2014 minutes: Unanimous. Minutes were approved.

Pre-application Conceptual Consultation for Concord Food Co-Op and Canterbury Shaker Village Map and Lot number 228-7:

Greg Lessard from the Concord Co-Op explained that they have various wellness programs and they were looking to consolidate the programs at a large facility in order to host events. He referenced an article in the Concord Monitor discussing the subject. Funi Burdick from Shaker Village saw the article and contacted Greg to see if they could develop a partnership. She explained some of the different ways Shaker Village had been reaching out and starting new programs. There was a specific interest in an agricultural based partnership.

Greg explained that the farm they are looking at on the Shaker Village property is a small farm, basically where the farm already was on the property. They want to provide a garden that allows them to get fresh vegetables for the Co-Op customers. Shaker Village already has a lot of the facilities, like kitchen space, for their cooking classes. Greg explained they also need a bigger space to host some of the larger events. Funi told him about the 45x200 foot barn that burned in 1973, which would be a big undertaking to rebuild. They both would like to see a commercial kitchen in the barn for

both the Village and Co-Op to use. It would create a permanent revenue stream for Shaker Village as well. The Co-Op would use the barn for some of the not for profits as well. The biggest thing is that it is a big expense. They have fund raising events in mind already. They anticipate it being a national fund raising campaign.

Funi explained various ways the existing buildings at the Village could possibly work, but then realized the size building they wanted didn't exist at Shaker Village. Funi felt it would make sense to use the space where the old barn was. It would be a two story barn and the exterior would need to look like the old barn. The interior could look like anything they wanted. They wanted to come to the Board to see if it would be in favor of this type of project before they get too far ahead in their discussions.

Jim spoke to say the reason the Planning Board would be involved is that Jim, being the Building Inspector, would end up saying it meets the parameters for a Site Plan Review. Jim asked if the Co-Op was a non-profit. Greg said yes. There was discussion about commercial activities at the Village, like the restaurant. Alice pointed out that a lot of non-profit organizations have for profit activities. They pay business taxes on the for profit activities.

There were also questions about room for fire apparatus maneuvering the property if necessary and also about the farm stand on the property.

Funi also explained discussions she's had with the Speedway and some of the possibilities for fundraising with them. A significant fundraiser would be a one-time concert that would raise a good portion of the money for the project. The Speedway would be willing to let them do a concert there. There was discussion about Shaker Village having a concert on their own property and if it was feasible. It was believed that the track isn't allowed to have concerts unless it's in conjunction with a race event. That is an issue for Loudon, not for our Planning Board.

Jim recommended that they look at the Site Plan Regulations and how the process works.

Funi and Greg thanked the Board for their time and the discussion ended.

Pre-application Conceptual Consultation – Web Stout for Craig Ott, Cluster Development, Tax Map 241, Lot 16, Baptist Hill Road

Web Stout explained the location of the property on Baptist Hill Road. There are approximately 83 acres with 95 feet of frontage. The minimum lot size is 3 acres and 300 feet of frontage. There was discussion of common open space and conventional open space and how many lots are allowed under each space. This project is looking at 18 lots but that could change and go either up or down. There was discussion about frontage and requirements.

Jim said this makes a lot of sense but nobody ever seems to want to do it. He is glad to see one being considered. Web said this would not all get built at once, it would be phased. Jim talked about the possible building permit issues. Web informed the Board that they would be seeking the roads to become town roads. There was some general discussion about that.

The lot sizes on the proposed plan run anywhere from 3 acres to 20 acres. There was a question about wetlands and topo that was addressed.

Tyson felt they could go along with their subdivision application. Art felt it would work no matter way they approached it. Jim felt it's a project that is big enough to justify bringing in their consulting engineer if the application came before the Board.

Web thanked the Board for their time.

Pre-application Conceptual Consultation – Wally Archer, Scales Road, Map 258 Lot 001 relative to hay/equipment barn

Jim introduced the application. Mr. Archer had approached Jim for a building permit for a barn. It's too big to fall into the definition of residential use. It now involves the Planning Board because it's not a residential use so site plan review is required.

Wally Archer and his wife would like to raise animals on their property, which consists of 83 acres. They would like to build a barn to store hay, a tractor, and equipment. It would be 60x100 feet. Wally passed out a sketch he hand drew for the Board to review. Jim assured Wally that the Board didn't want to make it any harder than it needs to be for him. They don't expect him to get a full survey and they will be generally happy with a hand drawn plan. The Board would be interested in knowing if there will be a retail operation, about traffic issues, and possibly drainage. Jim advised him that he could request waivers as well. Art suggested Wally use a scaled plan of his land to draw out where everything will be located. Alice suggested he think along the lines of a 5-10 year plan and consider future needs.

Wally will get in touch with Lori for the next steps.

Other Business:

Tyson discussed update the zoning ordinance regarding the growth management plan for permit caps. Tyson has the language from the 2010 Annual Report and asked Central New Hampshire Regional Planning Commission to do a study of permits for Canterbury and the rest of the region and passed that out to the Board. Tyson said it

129 appears the growth rate is very low across the board. We look at the growth rates of
130 the town every 2 years.

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132 Jim read a proposal he made 10 years ago regarding residential building permits.
133 There was discussion about percentages of growth.

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135 Tyson mentioned legislation changes regarding zoning changes. Tyson looked into the
136 number of owners within the commercial zone and if the new legislation would apply as
137 far as notifying owners. (RSA 675)

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139 Tyson has also created an amendment to zoning for farm stands and is meeting with
140 the Agricultural Commission. He will bring something to the next meeting. Art said the
141 former chairman of the Agricultural Commission, Wayne Mann, will be coming to a
142 meeting in January.

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144 There was general discussion about Town Meeting and deadlines.

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146 Joshua moved to adjourn. Jim seconded.

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148 Lori Venie, Secretary

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150 **Next meeting: December 9, 2014, 7:00 p.m.**