

MINUTES OF THE MEETING
OF THE
CANTERBURY PLANNING BOARD

October 28, 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, Joshua Gordon, Tyson Miller, Kent Ruesswick, and George Glines (BOS Representative)

BOARD MEMBERS ABSENT: Seth Cohn, Doug McCallum, Alice Veenstra

OTHER PARTIES PRESENT: Members of the Concerned Citizens of the Region

Draft Minutes of October 14, 2014: Jim made a motion to approve the minutes of October 14, 2014. Joshua seconded the motion.

Discussion: None.

Vote to approve October 14, 2014 minutes: Unanimous. Minutes were approved.

Further discussion about RV Parks/Campgrounds relating to the Table of Uses and Definitions:

Tyson briefly discussed what the Board was looking for as a result of the prior meeting on October 14th. He also reminded the audience that this was not a public hearing, it was a public meeting. Tyson passed out the outline he prepared.

Tyson reviewed his proposed language for definitions, Article 2.11, and the Table of Use language to be added or deleted.

The Board discussed the type of organizations that would qualify under special exceptions and the various non-profit organizations that may fall under the proposed language. Accepted uses and the Board's role in those uses was mentioned. Tyson explained his view on the difference between a group of people hunting in the woods versus the Boy Scouts buying a piece of land and making it a campground for themselves.

Jim voiced his opinion that the Board's most central job is to balance the rights of land owners with the well-being of the town. Before we tell every land owner they can't do something on their land, we need to think hard about it. In regards to a campground,

43 Jim felt we have to convince ourselves that there's no appropriate place in town for it,
44 and he doesn't feel that way right now.

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46 Art passed out a letter that each member of the Board received from The Concerned
47 Citizens of the Region.

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49 There was discussion about where a campground could be an allowed use in town and
50 the option of carving out areas to allow that; or to remove it as an allowed use
51 altogether. Some Board members felt commercial zones were the only area that could
52 work, but others felt there are some areas in Town where the roads could also support
53 traffic to and from a campground. Impact versus severe impact in certain zones was
54 reviewed.

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56 The Board discussed the need to make a decision to either disallow the use or draw
57 lines for the use. Tyson wondered if there was a need for an overlay district. He
58 thought each Board member should look at the Town maps and circle areas they
59 believe campgrounds should be allowed in.

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61 Art reviewed procedures with each option and discussed public hearings on proposed
62 zoning changes. He urged the Board to read the letter he passed out from The
63 Concerned Citizens of the Region which will give the Board a flavor of the residents
64 views.

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66 It was decided that Chris would work with the draft Tyson presented tonight and bring
67 revisions or suggestions to the next meeting this will be discussed at. We will also
68 review Tyson's first draft to see what language the Board would like to use or not use.
69 The Board thanked Tyson for all his work on this issue to date.

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71 Art asked audience members if they had anything to add.

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73 Don Blajda spoke for The Concerned Citizens of the Region. It was felt that the Board
74 should look at the type of projects that have been banned in the past in Canterbury that
75 are more reflective of the current issue, rather than talking about commercial projects
76 like a Wal Mart or grocery store. He pointed out that if a campground comes in and
77 turns out to be a good business model, there are a lot of other tracts in Canterbury that
78 people could look at down the road for another campground. They felt we may be
79 opening up a transient situation while adding cost to the infrastructure.

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81 He advised the Board that they appreciated the Board's approach and diligence in
82 dealing with this issue.

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84 Art thanked him for his opinions and well written letter.

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86 **Other Business:**

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88 None.

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90 Chris moved to adjourn. Jim seconded.

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92 The meeting ended at 8:55 p.m.

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94 Lori Venie, Secretary

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96 **Next meeting: November 11, 2014, 7:00 p.m.**