

MINUTES OF THE MEETING
OF THE
CANTERBURY PLANNING BOARD

July 28, 2015

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, Hillary Nelson, Kent Ruesswick, and George Glines BOS representative.

BOARD MEMBERS ABSENT: Tyson Miller, Joshua Gordon, Alice Veenstra, Chris Blair

OTHER PARTIES PRESENT: Eric Spofford, Jill McCullough, Tim Meeh, Omere Luneau, Greg Meeh

Kent Ruesswick was invited to sit as an alternate for Chris Blair.

Draft Minutes of July 14, 2015: Jim made a motion to approve the minutes of July 14, 2015. Kent seconded the motion.

Discussion: There were some spelling errors that needed correcting. Jim made a motion to approve the minutes as amended.

Vote to approve July 14, 2015 minutes as amended: Unanimous.

Continued Public hearing for 367 Shaker Road, LLC (New Freedom Academy)
Application for Amended Site Plan (remaining item: entry wall and sign):

Art reminded the Board that the only item to address tonight is the wall and sign at the entrance of the property. At that point Hillary recused herself and sat in the audience.

Eric Spofford said after consideration of comments at the last meeting, they've come up with something that he hopes is much more acceptable to the Board and abutters. Eric created a board with photos of the stone he proposes to use and of the current wall. They are using real stone done by a mason as opposed to the manufactured stone, and he believes it will look excellent. Eric explained the photos and how he will incorporate the shaker posts. He said he is willing to work with the Board and abutters as to where they want the posts within the wall.

42 Art invited the abutters to come up and look at the photos and ask questions of Eric.
43 There was discussion among the group and the abutters were happy and appreciative
44 of Eric's efforts to change the material of the wall and the look.

45 Jim asked Eric if the sign would be set into the wall or sit on top. Eric said it will be set
46 into the wall.

47 Hillary asked about the state law relating to moving a wall that is a boundary line.
48 There was discussion about that and the fact that the wall was not being moved, only
49 added to.

50 Jim told Eric he had conveyed the sign ordinance to Eric's contractor and may have
51 misspoke. Jim read the ordinance aloud (2.6 signs in Zoning Ordinance). Jim felt the
52 ordinance is ambiguous as written and felt it needed to be looked at down the road.
53 After discussion, the Board and abutters agreed that the proposed sign was acceptable
54 for this project.

55 Jim made a motion that the sign and wall proposed this evening meets the criteria of
56 harmonious development that we were looking for and satisfies the condition of final
57 approval of the entryway by the Board. Kent seconded.

58 Discussion: None

59 Vote: Unanimous. The amended site plan application was approved.

60 Hillary rejoined the Board.

61 **Other Business:**

62
63 Art read the mail received.

- 64 - Belmont Land Use Office. Art read the items on their agenda
65 - Northfield Planning Board notice of public hearing for Compass Classic Academy
66 for work at 130 Shaker Road

67 Lori notified the Board that AT&T is planning on performing maintenance and upgrades
68 and that it falls under the new federal regulations that do not require input or approval
69 from the Board. Jim feels we should require the companies who want to perform work
70 on the towers to notify us and advise us that the work falls under the new federal
71 regulations.

72 Kent felt we should look at the sign ordinance a bit closer and that it's time to start
73 working on reviewing the Master Plan goals and ordinances. We need to set up a
74 schedule. There was discussion about the approach to addressing the items. At the
75 first meeting in August we'll start looking at the end of chapters in the Master Plan and

76 see where we stand with the goals. In regard to the sign ordinance, Art felt we should
77 look at it with an eye to a total number of square feet for signage on the site. Hillary
78 discussed the possibility of a joint committee session to discuss where everyone feels
79 the holes are in the Zoning Ordinance. Jim felt that is more the job of the Planning
80 Board and the ZBA basically sits as the court. There was discussion about variances,
81 special exceptions and the Table of Uses.

82 Jim made a motion to adjourn. Kent seconded. Vote: Unanimous

83

84 Meeting adjourned at 8:55 p.m.

85

86 Lori Gabriella, Secretary

87

Next meeting: August 11, 2015 7:00 p.m.