

MINUTES OF THE MEETING
OF THE
CANTERBURY PLANNING BOARD

June 23, 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, Tyson Miller, Hillary Nelson, Kent Ruesswick, and George Glines.

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

OTHER PARTIES PRESENT: Web Stout, Robert and Linda Fife, Ralph and Judith Phelan.

Kent Ruesswick was invited to sit as an alternate for Chris Blair. Kent recused himself from this public hearing.

Draft Minutes of 6/9/15: Jim made a motion to approve the minutes of June 9, 2015. Tyson seconded the motion.

Discussion: None

Vote to approve 6/9/15 minutes: Unanimous.

Public hearing for Ralph & Judith Phelan's Application for Subdivision, Northwest Road, Tax Map/Lot 220-1:

Art introduced the project and read the narrative. There were two waiver requests with the application. The first waiver is for Section III B.1 Benchmarks All contours, profiles and other elevations (topo), and Section III B.7 Protection of Natural Features (wetlands). Two abutters were present: Robert and Linda Fife.

Web presented the plan for the property on North West Road, north of Old Tilton Road. The Phelans had it logged in February. Peter Schauer identified wetlands on the buildable 5.2 acre portion of the property and Web did the remaining land. The waiver for the wetlands is related to the portion that Web reviewed.

There is a small cemetery on the property, approximately 30x30. Web flagged the area 50 feet away so the loggers stayed away from that land. The minimum frontage

requirements are exceeded for this project. They have a temporary permit through the State for the driveway. They are waiting for receipt of the final permit.

There was discussion about wetlands and minimum lot size standards, and the fact that a portion of the property was surveyed and some was digitized.

After discussion, Jim moved to approve the topography waiver. Tyson seconded. There was no discussion and the vote to approve the waiver was unanimous.

Jim then read the waiver relating to wetlands. Web pointed out that notes 5 & 6 on the plan address this issue.

Jim moved to approve the waiver. George seconded.

Discussion: Hillary wanted clarification on the delineation of the wetlands, and was satisfied with the explanation.

Vote to approve wetlands waiver: Unanimous.

Both waivers were approved.

The abutters, Robert and Linda Fife spoke to say they were in favor of the plan. Robert Fife stated that the wetlands is seasonal and feels the Phelan's are responsible people who do things right.

Jim moved for approval of the subdivision as presented. George seconded.

There was no further discussion and the vote was unanimous. The subdivision was approved.

Web will add the State driveway permit and will note that revision.

Other Business:

- The Board was copied on a letter from FEMA regarding the annual meeting on mapping risk areas. No action was required.
- Lakes Region Tent and Events appealed to the ZBA on the zoning issue. The will go before the ZBA on 7/6/15.
- There was general discussion about the Planning Board's decision making process and the administrative appeal process to the ZBA.
- Art advised the Board we received an application for 367 Shaker Road, New Freedom Academy, for an Amended Site Plan Review, and it will be scheduled for the first meeting in July.

87 George made a motion to adjourn. Hillary seconded. Vote: Unanimous

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89 Meeting adjourned at 8:55 p.m.

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91 Lori Gabriella, Secretary

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Next meeting: July 14, 2014 7:00 p.m.