

MINUTES OF THE MEETING
OF THE
CANTERBURY PLANNING BOARD

April 12, 2016

BOARD MEMBERS PRESENT: Art Rose, Chair, Jim Snyder, Co-Chair, Tyson Miller, Hillary Nelson, Kent Ruesswick.

BOARD MEMBERS ABSENT: Joshua Gordon, George Glines, Alternates: Chris Blair, Alice Veenstra

OTHER PARTIES PRESENT: Steve Henninger

Draft Minutes of March 22, 2016: Kent made a motion to approve the minutes as presented. Jim seconded. Discussion: None. Vote: Unanimous. 3/22/16 minutes were approved.

Steve Henninger from CNHRPC to continue discussion of future amendments to Table of Uses:

The Board and Steve discussed the contract for Phase I and the additional contract needed for Phases 2 and 3. Steve also discussed the Table of Uses and the Conditional Use Permits. Steve made suggestions about items to be removed or moved, and what would trigger a permit versus having to apply for a change of use.

Hillary advised that she spent many hours reviewing Steve's drafts. She has questions about accessory uses in residential and non-residential uses. Steve will review the RSA's versus our Ordinance.

Tyson asked about the language relating to cluster subdivisions. Steve spoke about reasonable densities for properties. Art pointed out that sewer and water are big governing criteria, both of which we don't have here in Canterbury. There are also slopes, setbacks and wetlands to consider. Steve walked through the process of determining if a lot is reasonable for a cluster division while fitting in with the guidelines. You could have two 50 acre parcels but you may not be able to handle the same amount of buildings due to the type of land involved. Steve discussed open space in relation to cluster subdivisions as well. He also discussed the length of roads you would want to allow for a cluster subdivision.

Hillary asked about wells and regulations as far as wells being too close to one another. She also asked about marijuana facilities in the Table of Uses, "Alternative Treatment Center" and where it would be allowed. Steve suggested we look at designating

collector roads in commercial and industrial districts which is where you would want a cultivation warehouse type of project.

The Board discussed the procedures of adding or revising subdivision and site plan regulations, which is just a public hearing to get it approved. If we change zoning regulations, that has to go through town meeting. Steve talked about what would be included in subdivision and site plan regulations and what would be included in zoning regulations.

There was discussion about Phase II and the contract. Mike from CNRPC will send a contract to Lori for review. The Board and its subcommittee is going to work through the Table of Uses and get back to Steve with questions, input and comments. We will get back to him when we are ready for him to return.

Review of JTG Properties Site Plan Application, for completeness only; Tax Map/Lot 267/38, Scotch Pine and Riverland Roads:

The Board reviewed the plan to be sure it met all requirements. Jim moved to accept the application as complete. Kent seconded. Vote: Unanimous. The public hearing will be scheduled for the first meeting in May.

Election of officers:

Postponed to the next meeting.

Other Business:

None.

Kent made a motion to adjourn. Hillary seconded. Vote: Unanimous

Meeting adjourned at 9:00 p.m.

Lori Gabriella, Secretary

Next meeting: April 26, 2016 at 7:00 p.m.