

MINUTES OF THE MEETING
OF THE
CANTERBURY PLANNING BOARD

May 24, 2016

BOARD MEMBERS PRESENT: Art Rose, Chair, Jim Snyder, Co-Chair, Tyson Miller, Hillary Nelson, Joshua Gordon, George Glines (BOS) representative.

BOARD MEMBERS ABSENT: Kent Ruesswick, Alternate: Alice Veenstra

OTHER PARTIES PRESENT: None.

Draft Minutes of May 10, 2016: Jim made a motion to approve the minutes as presented. Hillary seconded. Discussion: None. Vote: Unanimous. 5/10/16 minutes were approved.

Continued discussion of future amendments to Table of Uses:

Art informed the Board that Mike Tardiff of the CNHRPC reached out to him about Phase 2 of the zoning amendment project. Art will respond and feels we should tread water a bit, make some decisions or formulate a game plan before moving to the next step. Art reviewed the scope of the next phase as forwarded by Mike which was then read aloud by Tyson. The Board agreed we were not yet ready for that process.

Tyson would like the Board to let the subcommittee know what areas of concern each member has so it can discuss and work on those areas first. Hillary had previously given the Board an annotated document outlining what the differences were in what the Commission recommended compared with what the current language is. The Board looked at the document Hillary provided again. She thinks we should look at the cluster subdivisions, industrial zone and agritourism first.

Joshua suggested we put a provision at the top of the Table of Uses stating that if something is not outlined in the table, it is not allowed. Hillary said the recent changes in the Agritourism RSA makes this challenging.

Jim brought the discussion back to the annotated document. He pointed out the big change he sees is allowing cluster developments in the agricultural zone. The Board discussed cluster developments in general and how they could affect the agricultural zone.

42 Jim then talked about manufactured housing and the Board reviewed RSA 674:31.
43 After a brief discussion, they agreed to say no to the proposed change outlined by the
44 CNHRPC.

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46 The institutional section, elementary and secondary changes were discussed, along
47 with collector roads, recreation in relation to public v. privately owned facilities,
48 commercial cluster development, personal /business services, mini warehouses, multi-
49 use buildings. All felt these topics needed further discussion. Jim and Art suggested
50 we compile a list to discuss with Steve Henninger. Art discussed conditional uses and
51 being careful not to get carried away with that.

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53 It was agreed the subcommittee would meet again and report back to the Board.

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55 **Other Business:**

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57 Tyson noticed the property that came before us previously for a campground is for sale,
58 and the advertisement says it has town approval for a campground. The Board's
59 opinion was that was false advertising. Tyson suggested putting a note in the file that
60 indicates the special exception expires on a certain date.

61 Tyson said Jim had spoken to the Planner in Concord who said she is not concerned
62 about a traffic light over near Exit 17, but is only concerned about the couple of hundred
63 feet of road area in Concord. Lori will be preparing a response letter to Jed Callen, the
64 attorney for Lucy Nichols, stating we are not taking any further action on this matter and
65 will leave it for Art's signature.

66 Tyson moved to adjourn. Hillary seconded. Vote: Unanimous

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68 Meeting adjourned at 8:20 p.m.

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70 Lori Gabriella, Secretary

Next meeting: June 14, 2016 at 7:00 p.m.