

MINUTES OF THE MEETING
OF THE
CANTERBURY PLANNING BOARD

December 13, 2016

BOARD MEMBERS PRESENT: Art Rose, Chairman, Jim Snyder, Co-Chairman, Kent Ruesswick, Tyson Miller, Hillary Nelson, Joshua Gordon, George Glines, BOS Representative.

BOARD MEMBERS ABSENT: Alternate, Alice Veenstra

OTHER PARTIES PRESENT: None

Draft Minutes of November 22, 2016: Jim made a motion to approve the minutes as presented. Kent seconded. Discussion: None. Vote: Unanimous. 11/22/16 minutes were approved.

Continued discussion of Table of Use amendment project:

The Board discussed the subcommittee's work on the proposed changes to the Table of Uses for the Zoning Ordinance. Hillary had previously passed out a working draft of proposed changes for the Board's review.

The main discussion related to what is, and is not, allowed in the agricultural zone (AG). Cluster Developments within the AG zone were discussed and it was agreed the definition also needed to be revised. Manufactured housing was discussed in comparison with State regulations.

Other Business:

Proposed three day country music festival at NH Motor Speedway: The Board received a letter from Arnie Alpert and Judy Elliott that was sent to the General Manager at NH Motor Speedway about a possible three day country music festival.

The Board reviewed and discussed the letter and the regional impact of the concert. Jim moved we authorize Joshua to draft a letter to Town of Loudon for Art's signature. Hillary seconded. Vote: Unanimous. Joshua will draft a letter and give it to Lori for Art to sign.

Lighting from Ief Farms greenhouse on 106: Hillary advised the Board that there are issues in Town with the lights at the Ief Farms greenhouse on 106. It was pointed out there was no decision of regional impact at the Loudon Planning Board at the time the application for this project was heard. The applicant stated there would be no problem with the lights and there would only be minimal effect to surrounding neighbors. The

greenhouse is only running at 20% now and they expect to be at 80%. Nobody challenged the decision before the 30 day deadline because the lights hadn't been turned on by the deadline. Residents of Loudon are equally unhappy. The Loudon Select Board said they were going to try to put in a blocker, but that will take a long period of time. Joshua felt we should find out what our options are sooner rather than later and feels we need to talk to our town attorney and put them on notice that we are aware of the problem. It was agreed that Hillary will send a letter to the Town of Loudon on behalf of our Planning Board to get on their next agenda.

Notices of Lot Mergers: The Board received lot merger notices. Baptist Road, Map 241, Lots 4 and 5, and Map 241, Lot 10 for Ken Stern, Trustee of Deepwood Trust. These are voluntary mergers. The Board signed the Merger.

The next Lot Merger was for James and Sandra Carter Irrevocable Trust off Morrill Road, Tax Map 254, Lot 7 and Lot 8. This is a voluntary lot merger. The Board signed the Merger.

The Board also received a letter from Hodsdon's and Scarponi's with an Application for Restoration of Involuntary Merged Lots. Art asked that they come to the next meeting to discuss the application.

Air BnB: Jim advised the Board that Hillary discovered that Air BnB came to an agreement with New Orleans that resulted in a PDF detailing everything New Orleans will require for residents under contract with Air BnB. Joshua described what the PDF and agreement stated and the Board discussed the matter further, no decision was made about the Board's view.

Kent moved to adjourn. Hillary seconded. Vote unanimous

Meeting adjourned at 9:00 p.m.

Lori Gabriella, Secretary

Next meeting: January 10, 2016