

1 **Planning Board Meeting - Work Session - Draft Minutes**

2 **March 14, 2023, Meeting House**

3 Members Present

4 Greg Meeh, (Chair), Scott Doherty (Vice Chair), John Schneider, Joshua Gordon,
5 Anne Dowling, Hillary Nelson (alternate)

6 Members absent

7 Logan Snyder (snow absence), Lucy Nichols, Kent Ruesswick (Town Hall election)

8 Others Present

9 Kevin Bragg, Chair Canterbury Historic District Commission

10 Agenda

11 1. Call to Order

12 Greg Meeh called the meeting to order at 7 pm. Hillary Nelson was seated with
13 the board members.

14 2. Minutes of February 28

15 Scott Doherty moved the minutes of February 28. Anne Dowling seconded. All
16 members present voted in favor of approving those minutes.

17 3. New Members

18 Item postponed to a later meeting after the second session of Town Meeting.

19 4. Master Plan

20 Mike Tardiff had shared two more Master Plan chapter drafts (Natural Features
21 and Transportation) via email this afternoon. Greg had looked at them and had
22 some comments for the **secretary to feed back to CNHRPC in addition to**
23 **thanking them for a nice job and concise drafts.** Matt Baronas and Matt Taylor
24 would be coming on March 28.

- 25 • Natural Features chapter – Greg wanted the **Conservation Commission** to
26 see the draft and be **invited to the March 28 meeting.**

- Soils Section – in addition to types of soil could they show land in Canterbury that is under Forestry or Current Use (since that is a considerable % of the town's land)
- Add Fountain Pond to the Shaker Village ponds shown (formerly a site for dancing)
- Rework the objective #3 relating to trails to delete mention of 'motorized recreation' (ex. ATVs) since that is not something most townspeople want to promote on the trails
- Add something about town having authority to limit damage done by 'mudder trucks' rutting private and town roads – if it is mentioned in the Master Plan it is more likely that future enforcement can occur.

5. Mckerley (MDM Properties) tenants and site plan expectations

The Select Board (in June 2022) gave the Mckerley's permission to have new tenants skip coming before the Planning Board if it was for an 'allowed use' in the Commercial zone, but Board members felt there is a distinction between 'allowed use' and what is granted in a special exception, especially if there is a change of use. It was agreed that the Board would try to make the process as simple as possible, not be burdensome to new tenants and the owners. Using the Site Plan Review check list, members discussed what could be required in an expedited and abbreviated application. The first item, the Narrative would be needed. Most of the other check list items would be covered by previous site plans. The Board would want to include the conditions laid down in the ZBA hearing, and to include the various licenses that Mr. Malone would have. Greg had checked with Matt Taylor at CNHRPC – the board could waive many requirements and then add the specific conditions. **The secretary was to go through those ZBA minutes and pull out the conditions discussed that evening.**

It was pointed out that having a blanket acceptance of any future tenants at the McKerley properties was both under inclusive and over inclusive, depending on the type of business applying. Some of the earlier ones that had required tenants and the owners to come before the Planning Board had been quite similar. The latest one was regarded as sufficiently different (ex. not a yoga studio but gun silencers being made). If this zone became mixed use, then a more industrial business such as this would be allowed without special exception. And if the town

had Conditional Use Permits some limits could be placed on mixed use. There is agreement that the newest applicant basically would be a small-scale machine shop, which is a good fit. There is considerable public interest though because of the weapons being handled. **It was decided that the Chair would telephone Katie McKerley and then the secretary would follow up by asking in writing for a streamlined site plan review application. Secretary to send Chair relevant phone numbers.**

6. Traffic Count

Board members selected 5 locations for the next Traffic Count: **Old Boyce Road north of Shoestring: Hackleboro west of Baptist Hill : Foster Road: Borough Road: Hoit Road at Boscawen TL.**

Secretary to email these to Ken Folsom and also ask what is represented – are all roads counted on the same day? Or over a week? What season?

7. Dates booked for Town Hall

The Town Hall is booked for Master Plan and zoning amendment public hearings: Tuesday September 12, Tuesday October 10, Tuesday November 14, and Tuesday December 12.

Secretary to email these to Scott so he can announce at TM.

8. New Business

- (i) Kevin Bragg, Chair HDC and issues with SVMPD mapping and HDC authority over the use of buildings in historic districts

Kevin Bragg attended. The context of his raising these issues is that the Historic District Commission is getting ready to hold a public hearing on April 19 for their new regulations. In the process Kevin noted the legend for the SVMPD (Shaker Village Museum Preservation District) encompasses the whole Shaker Village Historic District and different maps show different things so it needs to be clarified. Currently it makes it seem as if several Shaker Road residents are included in the SVMPD. Kevin referred to the conservation easement mentioned in the ordinance. Kevin has a copy of that – maybe it should be included in the ordinance or at least be

93 somewhere accessible. The discrepancy between the Shaker Village HD
94 overlay and the SVMPD needs to be indicated to Matt Baronas of NCHRPC
95 to correct the mapping and the legend.

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97 It was noted that the zoning map in the Meeting House may have the
98 discrepancy too.

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100 Kevin also raised the issue that in parts of the ordinance (article 5.3)
101 although not in Article 13 setting up the HDC, there is mention of the HDC
102 having an interest in the uses of buildings in their districts. Generally it has
103 been assumed applicants only come before the HDC if there is a change in
104 external appearance. The question of whether the HDC can change their
105 own rules was discussed, and also how their input would be incorporated
106 along with the ZBA or Planning Board.

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108 (ii) Community Power Committee

109 John Schneider mentioned that residents would hear more at Town
110 Meeting about the rates for Community Power that Canterbury will be able
111 to offer – something like 15.9 cents per kilowatt hour – if residents vote for
112 it at Town Meeting.

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114 9. Adjournment

115 Joshua Gordon made a motion to adjourn. All were in favor. It was 8.15 pm.

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117 Respectfully submitted,
118 Lois Scribner, secretary

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