

1 **Planning Board Meeting**

2 **June 27, 2023, Meeting House**

3 **Final Minutes**

4 **Members Present**

5 Greg Meeh (Chair), John Schneider (Vice Chair), Anne Dowling, Rich Marcou, Kent
6 Ruesswick (BOS rep), Logan Snyder, Ben Stonebraker (alternate seated in lieu of
7 Joshua Gordon)

8 **Members Absent**

9 Joshua Gordon

10 **Others present**

11 David Balshaw (future Storekeeper): Kevin Bragg and Jim Moir (Canterbury
12 Community Market LLC managers)

13 **Agenda**

14 **1. Call to Order**

15 Greg Meeh called the meeting to order at 7 pm.

16 **2. Previous Minutes of June 13**

17 Kent Ruesswick moved accepting the previous Minutes and Rich Marcou
18 seconded. There being no discussion, all members present voted in favor.

19 **3. Preconceptual discussion – Canterbury Community Market LLC re**
20 **renovations for Country Store**

21 Jim Moir introduced the changes happening for the Community Market LLC as the
22 property owners and landlords and essentially, they don't think much is going to
23 change. When he checked the zoning, it is in the Center Historic District and the
24 Country Store is grandfathered in. One noticeable change will be to the green
25 room where there will be new seating. It would not be a restaurant but simply a
26 seated area where people can eat, drink, and get wifi. He asked if that constituted
27 a change of use.

28 The new Storekeepers, Jane and David Balshaw, will be putting in one level of
29 commercial kitchen where food can be prepped. In the past they used to have
30 steamed hotdogs but in recent years sandwiches and any prepared food have
31 been bought in.

32 It was clarified that the Store currently does not operate under a variance. It is a
33 “grandfathered-in nonconforming use” in the Center Historic District because the
34 Store is able to do things that would now be prohibited.

35 Kevin Bragg spoke to the application as another of the LLC managers. There is no
36 record of any Special Exception having been granted, but there has been
37 continuous use. Currently the Table of Uses does not allow for a Convenience
38 Store in the CHD although it would be allowable by Special Exception if gas pumps
39 were put in. There will not be gas pumps – that use was discontinued many years
40 ago.

41 There was discussion about the level of ‘commercial kitchen’ that will be
42 operating. It will not be a ‘restaurant’ as such, and if it was, then a Special
43 Exception would need to be sought from the ZBA. This will be more of a
44 ‘residential homestead kitchen’ as allowed by the state. There has been talk of
45 something similar (coffee and bagels but not full-scale catering) at Canterbury
46 Shaker Village.

47 The septic has been reviewed by Web Stout. There will be an ADA bathroom.

48 Members asked questions about the food to be sold. Generally, these will be
49 premade, kept packaged and refrigerated for take-out. Alcohol can be sold, but
50 not consumed onsite. Wine and beer can be drunk over in the gazebo though.
51 Members expressed great enthusiasm for these plans, and like the LLC were glad
52 that the Balshaws had stepped up. They were local and had many years of
53 business experience. They will have a chalk board in the store for people to write
54 their ideas.

55 The long-standing issue of the traffic flow around the Center was raised. There are
56 no plans to address parking changes at present. The Center fills up at different
57 times in the week (for church or the farmer’s market, for instance) and people
58 manage.

Lisa Carlson requested that the Planning Board do something to clarify the definition of restaurants in town, since the regulations for food services are not clear.

This being a preconceptual discussion the Board did not vote but members were all very positive about the plans for the Store in the Center. They thanked the LLC members for all their work.

4. Housing Development in Canterbury – what fits?

Greg shared some information regarding the housing subdivisions and cluster developments that have been built in town in the past. Hethlon Road included 15 lots, with varying sizes, from .99 to 5 acres. There was no open space and no town owned land there.

Around Cambridge Drive, there are 20 lots, generally having from 1 to 1 ½ acres each. The town owns about 21 acres. The road was abdicated by the developer and the town had to take it over.

In the Sherwood Forest neighborhood, the lot sizes are as small as .22 acres and the largest one is 1.2 acres. Most are around ¼ acre and there are about 200 households. The town owns perhaps as much as 10-20 acres, depending on how many properties defaulted on payments of taxes. The town owns the two small islands in the pond. They can only sell to abutters and there can be no new developments. Sherwood Forest dates to the late 40s and was originally for seasonal use. There were no wastewater or potable water plans. The road infrastructure is in poor condition. The Sherwood Forest Association meets twice a year and tries to address issues. They do receive police and fire services but not road services from the town, except for limited snow removal for emergency access.

Rocky Pond is similar – these are ¼ acre lots and predate Sherwood Forest. The owners must go to the ZBA for a variance for septic and water.

Members are being invited to think about the kinds of housing that the town might want to encourage with zoning amendments. It was acknowledged that people enjoy being in communities and some of these discussed are more affordable. There is a big difference in the quarter acre lots versus lots over an acre though.

Issues considered included:

- The number of units ideally in a development and how large or small the lots should be (ex. slightly less than an acre or at least over one acre, or a cluster of a certain number)
- Might the town sell any land for small development?
- Could the ADU zoning be made more user friendly (ex. more flexibility about proximity to the main house, or allowing more than one ADU on a property?)
- Could the cluster development zoning be made more user friendly? Make this an allowed use in some zones with development along a road?
- Would there be value in visiting the planned co-housing development near Peterboro' (Kent had visited Nubanusik Community and Farm) though these are generally \$400-500,000 homes.
- Consider changing the zoning so the Agricultural zone can have subdivisions or housing built, given how much of the town is zoned as Agricultural – clusters are not allowed currently in this zone. There could be bonuses for providing housing and protecting open space (ex. allow multiple ADUs and keep a field open)
- Maybe ADUs could be allowed in the Agricultural zone?

5. Other Business

(i) Visual buffer description issue

The issue was raised because of the big sign erected by the storage unit company near I93. There is now a big new blue and white sign. So, in the future, how can the Board implement “forested buffers”? That business had not talked about signs visible from the Interstate during their hearing. They have cut down many trees and removed topsoil by excavation. This is something to discuss with Mike and the CNHRPC team.

(ii) Loudon Green houses

It was agreed that there should be a letter sent from both the Select Board and the Planning Board as and if/when the Loudon Greenhouses owners go before the

124 Loudon Planning Board next. They have never put up the blackout shades that
125 were discussed in the past. Loudon does not treat the business as having Regional
126 Impact. Greg will ask Joshua if he could draft a letter that would be ready for use
127 in the future.

128 (iii) Donation of land north of the NHMS

129 It was noted that the town is about to accept the donation of 30 acres next to the
130 track. Kent and the Building Inspector Joel French are going to look at it. The land
131 has been stripped of gravel in the past. It is wet. There is no value to it for
132 conservation. The land will be in default.

133 **6. Adjournment**

134 Kent moved to adjourn and Rich seconded. It was 7.55 pm.

135 Respectfully submitted,

136 Lois Scribner, secretary

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