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2 **PLANNING BOARD PUBLIC MEETING**  
3 **“PLAN FOR TOMORROW” (MASTER PLAN)**  
4 **TUESDAY, 12 SEPTEMBER 2023, 7 PM**

5 **Final**

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7 **Members Present:**

8 Greg Meeh (Chair), Anne Dowling, Rich Marcou, Logan Snyder, Joshua Gordon, Hillary  
9 Nelson (alternate), Kent Ruesswick (BOS rep), Lois Scribner (secretary)

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11 **Members Absent**

12 John Schneider (Vice Chair) and Ben Stonebraker (alternate)

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14 **Others present**

15 Mike Tardiff – CNHRPC director and Matt Taylor, senior planner

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18 **Others attending**

19 Steve and Sue Russell: Tim McGibbon: Keith Anastasy: Brian Cressy: Tim Sheedy: Matt  
20 and Katie Mckerley: Lenore Howe: Alan Hodsdon: Silvia Styles: Craig and Corinne Pullen:  
21 Kelly Short: Jill McCullogh and Tim Meeh: Doneta Fischer: Tyson Miller: Calvin Todd:  
22 Clifton Mathieu: Sumner Dole: Brenda Travis: Anne and Dave Emerson: Donna Miller:  
23 Ruth Mann: Rebecca and Benjamin Davis: Alison Witschonke: Howard Moffett: Judy  
24 Nelson: Mark Stevens: Tom and Cheryl Franco: Lisa Carlson.

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27 **1. Call to Order by the Chair**

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29 Chair Greg Meeh opened meeting at 7:00 p.m.

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32 **2. Minutes of August 29, 2023**

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34 Chair Meeh made a motion to approve the minutes of the previous Minutes; ???  
35 seconded. In a voice vote, all members present approved the motion.

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38 **Request from Town to try to avoid conditional approvals**

39 Meeh also announced a change to how the board evaluates applications, based on  
40 recommendations from Town Hall staff. Going forward, the board will require an  
41 accurate site plan to be included with an application before it's accepted as complete.

44       **3. Canterbury Plan for Tomorrow: Transportation, Housing and**  
45       **Land Use Chapters Overview/Recommendations**

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47       Meeh introduced Mike Tardiff, executive director of the Central New Hampshire  
48       Regional Planning Commission (CNHRPC). Tardiff and his staff have been working with  
49       the board on the upcoming 10-year update of the town's Master Plan. To do that, it's  
50       mapped out a tentative Plan for Tomorrow that can be used as a guide for possible  
51       zoning changes the board may put before voters at the annual Town Meeting in March.

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53       Tardiff told the audience that Canterbury residents have long indicated that they like  
54       their town the way it is, i.e., its largely rural character. So, the CNHRPC has been  
55       studying ways to do maintain that while by updating the zoning regulations to insure  
56       more predictability in future development.

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59       **4. Potential Plan for Tomorrow implementation measures**

60       - **Mixed Use Zoning in the vicinity of Exits 17 and 19, and Rte. 106**

61       - **Revisions to the Cluster Subdivision Ordinances**

62       - **Potential reclassification of some Class VI roads to Class A trails**

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64       CNHRPC changes may include: promoting a better understanding of the board's  
65       planning process; addressing the need for more affordable housing by working on the  
66       Cluster Subdivision Ordinances; opportunities to increase the tax base (e.g., allowing  
67       more mixed-use development, particularly in the areas around Interstate 93's exit 17  
68       and 18); and reclassifying some Class VI roads to Class A trails.

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70       Chair Meeh said that that in previous public hearings, the board heard from residents  
71       who expressed their desire to retire and continue to reside in Canterbury, or to have  
72       their adult children move into town on a year-round basis. The lack of affordable  
73       housing makes that difficult.

74  
75       One way that the town has already successfully addressed the issue has been the  
76       addition of Accessory Dwelling Units (ADU), which can be adding a "mother-in-law"  
77       apartment onto a house or separate ADU within 500-feet of the main house. (The town  
78       might consider expanding that, allowing more than one ADU on a property.)

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80       Chair Meeh said that one possible change to the zoning regulations would be to allow  
81       ADUs to be constructed without getting a special exception from the Zoning Board of  
82       Adjustment (ZBA). Right now, that process adds \$400 to the planning process. One  
83       resident asked how ADUs are considered after a property is sold; Meeh said that ADUs  
84       are not allowed to be subdivided from the main property and that either the ADU or the  
85       main house has to be owner-occupied.

86

87 Alternate Board member Hillary Nelson said that she's had an ADU for some time now  
88 and they can very suitable for older residents. She pointed out that Canterbury has had  
89 ADU policies for a longer time than many New Hampshire towns because it's been  
90 helpful for our agricultural businesses. "We have an generous ADU policy here," she  
91 said.

92  
93 Meeh also noted that some farm buildings could be converted into dwellings or  
94 commercial units. Tardiff said that having three or four dwelling units in one structure  
95 could be part of possible revisions to the Cluster Development ordinance that the board  
96 discussed recently: that could "allow the planning board to ask for a little bit higher  
97 density in the right place." (Some design provisions could also be added to the  
98 ordinance to insure that these projects fit in with the character of the town.)  
99

100 Regarding the issue of increasing the tax base, the town could update its mixed-use  
101 regulations. Tardiff noted that that there is not a "lot of space" available adjacent to the  
102 exit 17 area. The area around exit 18 is much larger.

103 There's also a section along Route 106, which could be considered for more mixed-use  
104 development, although that area is different that the exit 17 and 18 areas.

105  
106 The town might consider creating an Economic Development Committee that can  
107 promote these opportunities, Tardiff said.

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109 An ongoing issue is the need to improve broadband internet access; the state has  
110 recently increased the area that would be eligible for funding for this.

111  
112 The town might form a Trails Committee, which can look at identifying and clarifying a  
113 local trail system; that committee (working in conjunction with the Conservation  
114 Commission), would look at Class VI roads and, if it's reasonable, convert them into  
115 Class A Trails.

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117 Some residents were concerned because local farmers currently use Class VI roads for  
118 agricultural purposes. Tardiff said that those uses would be maintained. A Conservation  
119 Commission member said that the idea of a Trails Committee would be to look at  
120 individual roads; there's no plan for a mass reclassifications.

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122 One resident added that in some communities, Class VI roads serve as fire roads and;  
123 they could be maintained on a seasonal basis to allow for accessibility to summer  
124 residences.

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126 Tardiff suggested that the issue could be related to the Transportation chapter of the  
127 Master Plan, and Chair Meeh said he would support an evaluation of the roads.

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## **5. Next Steps**

One resident said that, while adding commercial development to the town might initially lower residents' property tax burdens, those benefits could be lost by the additional cost to town services, i.e., to fire and police departments.

Chair Meeh said he's learned recently that adding even a part-time ambulance staff to the fire department would cost roughly \$500,000 annually.

Tardiff noted that town-related costs to residential development also include the local school. Canterbury has a strong local elementary school, but the demographics are trending towards smaller school populations.

Chair Meeh said that he's recently seen information regarding a new study that will soon be released about demographics and two issues impressed him: first, there will be fewer young children per household, and, second, the number of single person households is soaring, projected to go much higher, more than 30%.

Tardiff said those issues are related to affordable housing, because it means people will have smaller units, i.e., 1 or 2-bedrooms.

The aging population is also related to the cost of town services, he added. With children, those costs are largely schools; in older populations, you may have more ambulance and other related services.

Chair Meeh said the town is going to need volunteers to address the concerns raised at this meeting, particularly for possible Economic Development and Trails committees.

Chair Meeh cautioned the residents about being overly optimistic about how development might reduce their property taxes. "Commercial buildings also require services," he said. "There's no magic bullet."

But by updating some zoning regulations, the town might be able to attract more low-impact development, including offices (dental, accounting, therapy, etc.). He also conceded that the town doesn't have municipal water or sewage, which is a benefit for other municipalities.

Tardiff suggested that the town pay special attention to the old gas station adjacent to exit 18. "It's your entry to the town from that direction," he said. "You have to be proactive."

175                   **6. Land Use Chapter – edits due September 18**  
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177       Tardiff said that the board is coming close to the Nov. 1 deadline for completion of the  
178       Master Plan and any zoning regulations changes to be considered at the Town Meeting.  
179       He said the CNHRPC is current working with the board on the Master Plan's Land Use  
180       chapter and will then move on to the Facilities chapter.

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182       The board will have a number of public meetings in the coming months where those  
183       issues will be addressed.

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185       Chair Meeh stressed that the board would look at zoning regulation changes that would  
186       be "incremental changes for a number of things." There are no major changes to zones,  
187       etc., that are being considered.

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189       At one resident's request, he added that proposed changes would be listed on the town  
190       website. Tardiff explained that the CNHRPC has a "process map" that explains how  
191       zoning regulations are brought forward and finally considered and voted on at the polls  
192       during Town Meeting; he will provide the planning board with a link that could be added  
193       to the town's website.

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195       Chair Meeh also noted that the board will add some of the maps that have been crated  
196       by the Conservation Commission to the website, including a map of town roads and one  
197       noting all properties that are set aside for conservation.

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199       The board's next meeting, on September 26, will be looking at the Land Use chapter.  
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202                   **7. Adjournment**  
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204       Chair Meeh adjourned the meeting at 9:10 p.m.  
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207       Respectfully submitted, Ray Carbone, Recording Secretary  
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