

Notes from Planning Board Site Walk to MDM Property Management proposed  
new site at Tax Map 267, Lot 46, Oxbow Pond Road, Canterbury

Saturday April 9, 10.30 am

Members present: Greg Meeh, Lucy Nichols, John Schneider, Anne Dowling, Hillary Nelson (alternate), Logan Snyder (alternate), Lois Scribner (secretary)

Members walked around and across the site, which is next to the existing MDM Properties building on one side, and next to Thomson Lawncare on the other.

Issues raised included:

- Wetland protection, the stormwater runoff and aquifer protection and how this relates to the request for more than 35% impervious surface, which is an item the Board has discretion over
- Greg noted he had consulted the Chair and Moderator of the Conservation Commission and was encouraged to implement shoreland protection standards to protect the natural infiltration and percolation occurring that allows for natural absorption
- What standard of protection of groundwater does this project adhere to?
- Residential housing across the road – what that means for screening and lighting
- The size of the project at 9,450 sq ft was allowed by special exception at a recent ZBA hearing (the 5000 sq ft building mentioned is the Lawncare business next door)
- What would the ultimate use be?
- How many ADU's are planned, as used by the other businesses adjacent?
- Where are the septic tanks and leach field?
- Trash, construction materials, including salt and gravels, appeared to be stored outdoors and some dropped into the gully and stream on the edge of the property – possible DES code enforcement breaches?

Respectfully submitted,

Lois Scribner, secretary