

1 MINUTES OF THE MEETING
2 OF THE
3 CANTERBURY PLANNING BOARD

4
5 DECEMBER 8, 2015
6

7 BOARD MEMBERS PRESENT: Art Rose, Chair, Jim Snyder, Vice-Chair, Tyson Miller,
8 Joshua Gordon, Hillary Nelson, Kent Ruesswick and George Glines, BOS
9 Representative.

10
11 BOARD MEMBERS ABSENT: Chris Blair, Alice Veenstra.

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13 OTHER PARTIES PRESENT: Web Stout, Mary Jo Reed, Kevin Haney, Lori Haney,
14 Greg Meeh, Tim Meeh, Steve Henninger

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16 Kent Ruesswick was invited to sit as an alternate for Chris Blair.

17
18 **Draft Minutes of November 24, 2015:** Joshua made a motion to approve the minutes
19 of November 24, 2015. Kent seconded the motion.

20
21 Discussion: None.

22 Vote to approve November 24, 2015 minutes: Unanimous. Minutes were approved.

23 **Pre-Application Conceptual Consultation of Greg Meeh and Tim Meeh for**
24 **subdivision at 56 Wynan Road:**

25
26 Greg explained that this is a 9 acre lot that has one house on it. They are considering
27 subdividing this to have another building lot north of that. The lot has 675 feet of total
28 frontage on Wynan Road and there is a very small pond on the lot as well. Wynan
29 Road is a private road. Greg spoke to the road agent who said he didn't see any
30 issues. Kent said if this was a private road, the road agent wouldn't have any say over
31 it.

32
33 The Board discussed frontage with the applicants. Jim read RSA 67:41 out loud and
34 continued to discuss frontage in general. Jim wondered if they need a road waiver
35 before the subdivision, or if they should subdivide, and then possibly find out they can't
36 get a road waiver.

37
38 There were questions and discussion about a subdivision previously being approved on
39 this road, and whether that makes their land applicable for subdivision.

40
41 Jim suggested they go to the Selectmen first for a road waiver and thinks they can do
42 that with a sketch. That request would also come to the Planning Board for any

43 comments the Board may have. Joshua suggested they get the plan of the original
44 subdivision from the Registry of Deeds for future discussions.

45
46 Art said if it's a private road, the town has no responsibility to maintain it. The road
47 agent should go nowhere near it. You can develop on a private road if it's a subdivision
48 road. Art also feels the Board will have to research the road and the original subdivision
49 before the Meeh's back with a formal application.

50
51 Tim said they'll get the subdivision plan from way back and ask the Selectmen for a
52 road waiver. Tim said they also need to know if it could be a house lot. Hillary pointed
53 out that they could get a variance if need be.

54
55 As a reference for Tim and Greg, Jim read from the Zoning Ordinance, Section 5.2,
56 Establishment of Minimum Lot Standards, Section D(4)(b), which can be found at the
57 bottom of page 21.

58
59 **Public Hearing for the application of the Mary Jo Reed Revocable Trust at New**
60 **Road and Tioga Road, Tax Map 258, Lot 20:**

61
62 Web Stout presented the plan to the Board. This is located at New Road and Tioga
63 Road. The lots in their current configuration go around and make a 19 acre lot. They
64 are moving a lot line. Jim asked if both lots are under same ownership. Web confirmed
65 they are.

66
67 Jim motioned for approval of the application. Joshua seconded.

68
69 Discussion: None.

70
71 Vote: Unanimous. Application for Lot Line/Subdivision was approved.

72
73 **Steve Henninger from Central NH Regional Planning Commission to discuss Phase**
74 **1 of project:**

75
76 Steve is back to speak about the contract status and where we go from here. Tyson
77 said the contract was signed and he will bring it over when he's there on Thursday for a
78 meeting. Joshua read the contract out loud.

79
80 Steve's understanding is that we plan to do some quick changes and modifications to
81 the Zoning Ordinance relating to accessory uses and cluster development. The
82 accessory uses will be addressed at Town Meeting 2016.

83
84 Steve passed out 3 handouts and discussed each one with the Board. There was
85 general discussion about each of them.

86
87 Jim gave the history of the accessory use language and the definition of residential use
88 so everyone understood how it was developed.

89

90 The Board discussed whether the requirement of an accessory apartment being 600
91 square feet is too small. The Board agreed to keep the square footage as is. Steve
92 informed the Board that many towns require that one of the units (either the existing
93 house or the accessory apartment) be owner occupied as well. Steve said he doesn't
94 see anything in our ordinance stating it has to be owner occupied right now. After
95 discussion the Board agreed with that requirement.

96

97 There was further discussion about whether the accessory unit should be attached to
98 the existing home or if it can be in a detached structure.

99

100 The final discussion the Board had pertained to the requirement of the main house size
101 being 1,500 square feet. After discussion the Board felt we could remove the minimum
102 house size requirement.

103

104 Steve acknowledged the Board's wishes and will draft language for the Board's
105 consideration. Once received and approved we will schedule a public hearing on the
106 matter.

107

108 The Board and Steve agreed that the subject of conditional uses is too complex and will
109 take some time. It will not be addressed prior to Town Meeting. That topic will be
110 discussed at future meeting however.

111

112 **Other Business:** None.

113

114 Kent made a motion to adjourn. George seconded. Vote: Unanimous

115

116 Meeting adjourned at 8:45 p.m.

117

118 Lori Gabriella, Secretary

Next meeting: December 22, 2015, 7:00 p.m.