

Draft Minutes  
Canterbury Historic District Commission  
November 17, 2021, 7 pm  
Meeting House

Present:

Kevin Bragg (Chair): Jeff Leidinger: Anne Emerson: Harry Kinter  
(alternate): Lois Scribner (secretary/alternate)

Absent

Art Hudson (BOS), Ginger Laplante

Agenda

1. Call to order

Kevin Bragg called meeting to order at 7.04 pm

2. Minutes October 20, 2021

Jeff Leidinger moved to approve those minutes. Kevin seconded. All voting members voted aye. Kevin asked that Harry be made a full voting member for this meeting to achieve quorum. Jeff seconded. All in favor. Kevin also moved that Lois Scribner be made a voting member when and if Harry would recuse himself. Anne seconded. All in favor.

3. The Kinter's property and the boundary of the Center Historic District

Harry updated the members. He had talked to Kent Ruesswick, Chair of the Planning Board. The PB was unlikely to take on the rewriting of the ordinance so Harry drafted language. He went to the last PB meeting and made a presentation. There had been minimal discussion of the worthiness of his argument but questions about how to proceed. The PB had voted to endorse proceeding.

Harry was planning on running the 'meets and bounds' language of his draft by a surveyor in town – starting with Gordon Jackson. Then return to the Planning Board with draft and map from the CNHRPC office.

There was further discussion about the wider issue of amending the Historic District Commission ordinance and whether or not this is a Planning Board responsibility or, according to state RSA's, HDC's are responsible for these changes themselves.

#### 4. Ordinance work

It was acknowledged that the underlying question of what changes required a town vote, what could be determined by the BOS and what was within the HDC jurisdiction really requires to be answered. It has been raised on several occasions.

It was suggested that the work already done on the Ordinance revision should be retained but nearly all of it could be recast as a series of Regulations. This is what one finds on the Planning Board website for instance. There could be citations from the zoning ordinance to support the regulations.

Jeff shared information from some of the state RSA's governing land use boards. These would be RSA's 673-677. These stated that HDC's had the authority to make changes to their own regulations. It would be helpful for HDC members to be acquainted with these statutes. Jeff offered to redraft the document as Regulations.

It was agreed that a meeting with the Board of Selectmen, and possibly also Town Counsel, was imperative before too much further work was done. Changing regulations would not require preparation for a Town Meeting warrant so that afforded more time to pursue this work.

The current 'Guidelines' found on the website also need incorporating and editing.

For now then it was agreed that the Kinter property boundary issue would be pursued with the Planning Board but the wider work of revising the HDC Regulations would not require an ordinance change via the Planning Board. Lois would contact Jan Stout to request HDC on the next BOS agenda.

#### 5. Budget 2022

Kevin had pulled off last year's budget for 2020. \$460 was spent and they had budgeted \$458 on secretary wages. Kevin will ask for year to date expenditure and estimate what is needed for 2022.

6. Adjournment

There being no formal New Business, Kevin moved to adjourn at 8.35 pm. All in favor.

Respectfully submitted,  
Lois Scribner, secretary to HDC.