

1 FINAL

2 Minutes of the Planning Board Hearing

3 July 27, 2021, at the

4 Meeting House

5 Members Present

6 Kent Ruesswick (Chair), Lucy Nichols, Scott Doherty (Vice Chair), Anne Dowling,  
7 Greg Meeh, Hillary Nelson (alternate), Joshua Gordon

8 Members Absent

9 Cheryl Gordon (BOS rep)

10 Others Present

11 Mike Tardiff, Executive Director, CNHRPC (Central New Hampshire Regional  
12 Planning Commission), Matt Baronas, (former intern and assistant planner)

13 AGENDA

14 1. Call meeting to order

15 Kent Ruesswick called the meeting to order at 6.57 pm

16 2. Minutes of June 22, 2021

17 Hillary Nelson moved the Minutes of June 22. Anne Dowling seconded. Lucy  
18 Nichols suggested taking out the mention of the 'bubble house'. Members  
19 voted, all in favor, so the Minutes were approved.

20 3. Master Plan Ongoing Discussion with Mike Tardiff and Matt Baronas of  
21 CNHRPC

22 Mike gave out color versions of Stephanie's draft fliers. He suggested using "Plan  
23 for Tomorrow" rather than "Master Plan" and will take out "2010" from the  
24 heading.

25 As secretary Lois had sent out email to members of the other committees and  
26 boards in town with advance notice of the date, time, place of the visioning  
27 sessions.

Mike suggested finding specific people in the other committees to connect with PB members or CNHRPC staff. He could have about 5 of his staff to help on October 2. Nearer to the time people could practice and role play the questions they want to ask as facilitators. A list of questions for each group should be generated as this was a good way to keep conversations going.

There was discussion about choosing the structure for the 2 hours on October 2. It could possibly be a hybrid between whole group presentations and breakout sessions.

From that discussion it was decided:

- The other committees and boards would be asked for their preferences regarding structure
- **Kent (and Lucy) will attend a meeting of the Agricultural Commission on July 29 since they were the first group to reach out** – Kent would like to see a focus upon the issue of ‘how to retain the fields in Canterbury’
- It probably makes sense to use the Town Hall as ‘base’ given its size
- **Hillary will contact Ken Stern and Kelly Short for CCC involvement** (they next meet in September)
- There should be 5 breakout groups not 6. These would be **1) Land Use, Economic Development, Internet and Energy 2) Natural, Cultural, Community and Recreational Facilities 3) Transportation (and roads) 4) Agriculture 5) Housing, including Workforce Housing**
- Planning Board members need to discuss their own priorities and thoughts about questions before discussions with other boards and commissions (ex. issues raised in discussion included climate change impact, water ways, roads and culverts, food resilience, location of commercial and industrial zones in relation to the river – climate change could be relevant to all groups)
- Questions came up about the Franklin Dam – **Mike said CNHRPC would look for information about the Army Corps management of it**
- It would make sense to include Exit 17 issues in October 2 as well as Sherwood Forest issues given that these two neighborhoods in town often do not feel part of the wider town – they should be included, reached out

to, and see if anyone responds – perhaps a BBQ outreach? **Joshua Gordon has been sending information to a contact in Sherwood Forest**

- This Plan for Tomorrow work does NOT have to be finished by Town Meeting – this is part of the data gathering, as were the surveys, and there should be time to consider the data collected before writing the rest of the Plan with reflections and policy recommendations
- **Matt Baronas had started to look at mapping town businesses – Joshua had been in touch with Jared Reynolds of UNH Coop Extension in Boscawen.** There is a state wide source for businesses. Obtaining data about special exceptions and zoning decisions at the local level would be impractical – **Mike said he would be in touch with Jared too.**
- PB Members still need to decide if they wish to map businesses with ‘shingle’ up or as many of the home occupation businesses as possible (obvious examples are the campgrounds, sap houses, air bnbs etc) – the need to keep this information more readily accessible could be included as a recommendation in the Plan
- Mapping businesses probably needs its own work session
- **Mike will send the next drafts of the fliers to Lois to forward to Members, along with some sample questions to get that started** – and Mike and Matt will return to PB meeting August 24

#### 4. Completeness of Site Plan Review Application from Canterbury Hall Trust

Members discussed next steps. The Special Exception for a Bed and Breakfast plus minimal elder care granted in 1992 from the ZBA had been shared. At the time the use was allowed in zoning. However Multi-family apartment buildings are not allowed in the Agricultural zone. Some members thought the new proposal was a change in use. It was decided that Ann and Jay Berry should be invited in writing to the next PB meeting on August 10.

92 Scott Doherty made a motion to table the discussion and to **give Ann notice**  
93 **that the Board wished to talk with her about the application.** Joshua  
94 seconded and all members voted in favor of the motion.  
95

96 5. Any other business

97 Joshua had spoken to the lawyer at the NHMA on the issue of the Variance  
98 standards in the zoning ordinance. In Joshua's opinion this was the issue with  
99 the greatest legal liability. The NHMA advice had been to 'mimic the statute'.  
100 **Joshua would work on a proposal that would eventually need to go to Town**  
101 **Meeting.**

102  
103 6. Adjournment

104 Scott made a motion to adjourn at 8.25 pm. Greg seconded. All members  
105 in favor. **Next meeting TUESDAY AUGUST 10, 7 pm.**  
106

107 Respectfully submitted,  
108 Lois Scribner, secretary  
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