

1 FINAL

2 Minutes of the Planning Board Hearing

3 June 22, 2021, at the

4 Meeting House

5 Members Present

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

8 Others Present

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

11  
12 AGENDA

13 1. Call meeting to order

14 Kent Ruesswick called the meeting to order at 7 pm.

15 2. Minutes of June 8, 2021

16 Scott Doherty made a motion to consider the Minutes of June 8. Anne  
17 Dowling seconded. There were no alterations needed. All voted in favor to  
18 accept, except for Joshua Gordon and Cheryl Gordon, who abstained due to  
19 absence on June 8.

20  
21 3. Master Plan Discussion with Mike Tardiff of CNHRPC

22 Mike Tardiff was invited to start the discussion. The pandemic had been good  
23 for public participation and responses to surveys, so much so they hoped to  
24 retain the hybrid remote/in person mode in the future when seeking public  
25 feedback.

26 For the Canterbury Masterplan there had been 208 responses, which was  
27 relatively high, so the food incentives were successful. The survey data and  
28 land use map data were already up on the CNHRPC website.

29 Overall, Mike found the tone was positive. Everyone wants trails. There is  
30 funding out there for the transportation alternatives programs and it helps to  
31 have good survey results. Mike's kids had worked in Canterbury last year, so  
32 he had heard family members talk about access to the river. There were  
33 responses about the commercial zone and the tax structure and the Store.

34 There was opportunity for Exit 17 development. Cheryl Gordon commented  
35 that there was a delay going on with that roundabout. Building retail stores is  
36 moving ahead. Mike asked if the Planning Board wants to promote more  
37 development. Lucy Nichols thought it was destined to be retail but there had  
38 not been discussion about promoting it. Traffic had greatly increased again  
39 post pandemic. Mike felt positive about the roundabout as a solution, to both  
40 slow down and move along the traffic. He was attending meetings in Concord  
41 and was familiar with the different businesspeople involved. He would check  
42 back on the most recent status of the roundabout plans.

43 The Canterbury surveys revealed both that residents wanted to keep things as  
44 they are (the rural nature of the town) and that they wanted a break on taxes  
45 with more commercial developments.

46 The Board further discussed ideas and issues with Mike and his colleague  
47 Matt. Points raised included:

- 48 • The commercial developments and issues relevant to Exit 17 should be  
49 dealt with separately – either in a meeting or with presentations – but  
50 acknowledging that it raises different issues from development at Exit  
51 18 (industrial zone) – in some areas of Concord and other towns it has  
52 been noted that social/recreational activities on greenway trails tend to  
53 reduce/displace homeless encampments – policing and lighting are  
54 needed – but homelessness is a persistent problem – and it is not  
55 known if this development will encourage more affordable and dense  
56 housing projects within a mile radius - perhaps the session for Exit 17  
57 could be held in the Quaker Meeting House with a potluck (Ruth Heath  
58 would be the contact)
- 59 • There could be a separate 'visioning sessions' for general feedback to  
60 the surveys, both in person and virtually – perhaps connecting to other

61 activity like music or food or the indoor Farmer's Markets (November  
62 and December) at the Elementary School

- 63 • One successful 'low impact' model of encouraging public participation  
64 was seen in Boscawen where the CNHRPC had set up different  
65 'stations' in rooms with planners available to talk to the public as they  
66 moved through – it brought in 86 people and the zoning change passed  
67 - it can be more effective than a large public meeting
- 68 • Economic Revitalization Zones – have to be identified – that involves  
69 Select Boards and incentives to property owners to invest in return for  
70 a break on the business tax
- 71 • The lack of town water supply may or may not be a disincentive to  
72 businesses – sometimes it just built into the cost of a project (ex.  
73 McDonalds on Epsom Circle)
- 74 • Sherwood Forest residents have created a neighborhood, a real year  
75 round community, but relations with the town generally are still limited  
76 and impacted by historic suspicions – not many contributed to the  
77 surveys either – if Sherwood Forest participation was to be encouraged  
78 their issues should be dealt with separately within the larger visioning  
79 session, raising issues to do with how to protect Sherwood Forest  
80 residents – Jonas Sanborn would be the contact – this outreach would  
81 be the first time the Board would have asked how they can help that  
82 part of town
- 83 • Town residents are supportive, in principle, of affordable housing but  
84 historically NH towns have given priority to senior housing rather than  
85 affordable homes for young families
- 86 • There has been progress in town towards making trails more accessible  
87 with the publication of the booklet by Jacqueline Laufman and Ginny  
88 Litalien featuring trails known to Mark Stevens and Dave Emerson and  
89 at least 60 copies have been sold – it is one way to make walkable trails  
90 more accessible – ideally there should be more housing and more  
91 walkable areas but the zoning was not conducive to 'cluster' housing  
92 because much of the town is zoned Agricultural or Rural – some NH  
93 towns offer incentives to develop cluster housing while also protecting  
94 agricultural or forest land or the conservation/wetlands areas

- It is likely that Canterbury is not in compliance with the workforce housing ordinance
- Broadband access is a serious problem in parts of the town – there is funding for infrastructure coming from the federal government though – Ken Folsom and Bob Steenson are working on an application
- Mike or CNHRPC staff will attend the next meeting to continue discussion of ideas – they left a map asking that members fill it in with information ex. showing home businesses.

#### 4. Zoning issues

Joshua Gordon had circulated an email with some elements of the zoning ordinances that needed to be updated:

- Article 8.1 – regarding the ZBA and Variances – it is likely that the difference between use variances and area variances (see page 40) has been abrogated in state law making that ordinance out of date
- Article 12.7 – Flood Hazard Areas – is based on dated data given that the 100-year flood elevation has likely been altered by climate change (see page 53-54)
- Article 17.11 on Stormwater management dates back to 2007-9 so also needs updating
- Article 16.3 and 16.6 regarding Workforce Housing – (see page 77 and page 80) – the Board is supposed to have a designee who will monitor and report whether Canterbury has its ‘fair share’ of regional work force housing. That has not been done. This could be raised with CNHRPC staff next time.

Kent thanked Joshua for noticing these details as a lawyer. Possible solutions might include looking at language used in other towns regarding variances, the collection of empirical data for housing, ask the CNHRPC for guidance and see if the Conservation Commission might help update the flood/groundwater parts of the ordinance.

129 5. Any Other Business

- 130
- 131 (i) Scott mentioned that the Mylars for Station Meadow LLC lot line
- 132 adjustment were done 2 days after the meeting. They are registered
- 133 now.
- 134

135 6. Adjournment

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137 Hillary moved to adjourn around 8:20 pm. All were in favor.

138 Next meeting will be July 13, ongoing Masterplan work session.

139

140 Respectfully submitted,

141 Lois Scribner, secretary

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