

1           Final Minutes - Planning Board Work Session – February 14, 2023

2                           Meeting House, 7 pm

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4   Members Present

5 Greg Meeh (Chair), Scott Doherty (Vice Chair), Joshua Gordon, Lucy Nichols, Anne  
6 Dowling, Kent Ruesswick (BOS rep), Logan Snyder, alternate (taking notes for  
7 absent secretary)

8  
9   Members Absent

10 John Schneider

11  
12   Others Present

13 Mike Tardiff, Director CNHRPC

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15       1. Call to Order

16 Greg Meeh called the meeting to order at 7.04 pm.

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18       2. Minutes of January 24

19 Scott Doherty moved the previous minutes. Kent Ruesswick seconded. There being  
20 no discussion all members present voted to approve those minutes.

21  
22       3. Master Plan chapter drafts – Land Use, Transportation and Housing

23  
24 Greg invited Mike Tardiff to discuss the work on drafts so far. Mike said that with  
25 the Land Use chapter there are many edits, and it all needs review. **Board**  
26 **members should start reading and marking up. Members are asked to consider the**  
27 **educational value of the drafts; is it too much, or does it address the needs of**  
28 **residents who will know very little about the issues.**

29  
30 With regard to the Transportation chapter, Mike said it had originally been worked  
31 on pre-Covid and a great deal needed to be removed. It should be about 8-10  
32 pages total.

33  
34 Mike said they were still working on other drafts, for the Housing chapter.

35  
36 Greg had met recently with Mark Stevens, who is taking over as Chair of the  
37 Agricultural Commission from Wayne Mann. Mark had emphasized housing for

38 temporary and seasonal workers as an issue. It was agreed that the Master Plan  
39 should have as much detail as possible so it should include different potential  
40 solutions, such as looking at the campground ordinance as one way to address that  
41 need. Mark had also raised the issue of the townwide need for more permanent  
42 housing, which is tied into the work the Board will do on cluster development. It  
43 was noted that farmers may want to subdivide their land to be used for housing,  
44 maybe different kinds of housing, whether it be residential, commercial, or  
45 agricultural. The bonus density mechanism could be used to encourage the  
46 protection of prime agricultural soils and while still developing other parts of a  
47 property.

48  
49 Such overlays and contingencies can increase the complexity of planning and  
50 regulation. Property owners want to be able to look up exactly what applies to  
51 their location. The CNHRPC staff had worked in Warner on a groundwater  
52 protection overlay and saw that resident generally did not understand the  
53 regulations. Zoning and regulations need to do a better job explaining.

54  
55 The discussion turned to Housing. Canterbury is the first town to get a new 'fair  
56 share' number. The CNHRPC is working to finalize the new regional housing needs  
57 assessment. Page 7 in the draft has a discussion of a new 'fair share' analysis.  
58 Canterbury peaked at 14 building permits for residences a few years ago. In the  
59 Workforce Housing Needed section, it should say 'additional' – there should be  
60 178 new homes over the next 20 years. It was noted that the preconceptual  
61 discussion about a large housing development at Exit 18 would meet that  
62 requirement.

63  
64 It was noted that after Canterbury passed the ADU zoning amendment following a  
65 state mandate, there have been a significant number of ADU's added. It is not clear  
66 if these numbers have always been included in the building permit data  
67 historically. These numbers should be in the Master Plan. Sometimes they were  
68 omitted in records because they were changes to an existing home, not a new one.  
69 Page 7 of the draft has details allowing the data to be viewed in terms of income,  
70 specifically below, or at, or above the Area Median Income (AMI). **The data for the**  
71 **ADU's will likely come from Matt Baronas working with Mandy in the town office.**

72  
73 Mike suggested that it all needed looking at – the workforce housing rules, the  
74 cluster development option, and how to promote that by being more proactive.

75 There is a bonus for workforce housing within the cluster development  
76 regulations. A lot depends on whether a municipality is meeting their 'fair share'  
77 number. Canterbury is meeting their 'fair share' number. Cluster developments  
78 would also allow multi-family housing (that is, more than two families). The idea of  
79 including sustainability, and solar power, was mentioned. Mike thought that was  
80 possible if a higher density was offered in return for sustainable features. It was  
81 also noted that the Master Plan cannot get into too much specific detail – it is  
82 more an aspirational document. But it is important for setting goals, and can be  
83 helpful to the town if a resident sues for unfair treatment.

84  
85 There was mention on page 2 of the Housing draft about encouraging historic  
86 types of buildings. **This would be something to discuss with the Historic District**  
87 **Commission – most likely after the upcoming town elections.** There was general  
88 agreement that this section would meet some public resistance.

89  
90 There was further discussion about these drafts being of use in ten years' time.  
91 And the factors (such as migration) behind the numbers of new housing units  
92 required to be found. Mike said there was a workbook for that.

93  
94 The next chapter they are working on is the Natural Resources Chapter. All the  
95 work will be up on the website as pdf documents.

#### 96 97 4. Invest NH grant timeline

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99 The decision to set firm dates for public hearings on the Invest NH process was  
100 tabled to the next meeting (February 28).

101  
102 The Invest NH grant determines to some extent the work that the town can do  
103 with CNHRPC as it has to be housing related. But that can include work on the site  
104 plan regulations and a land use handbook. It will all have to be a public process  
105 with public hearings and further vision session.

106  
107 Greg asked about specific dates and times for the Housing Academy process  
108 referred to in the Invest NH grant application draft, which will mean 3 members of  
109 the Planning Board attending. Much of that is still being worked out, Mike said.  
110 There could be 5 meetings, some zooms, some in Manchester. Mike would meet  
111 with Ken Folsom and the Select Board. He needs the DUNS number that is for

Canterbury. Overall, the timeline is still being worked out and it might be possible to compress it a bit. The funding committee meets every week.

## **5. Setbacks**

This issue was raised due to a request for additional signage from the Patriot Holdings LLC down at Exit 18. They wanted a tall sign to be seen from I 93. Greg asked if the town should have a setback requirement for signs, although not from the roadside. Lucy Nichols noted that there is a federal setback around I 93.

**It was agreed to table this for the next meeting, acknowledging the difference between setback from the roadside and front/back of buildings.**

Greg had talked to Joel French, Building Inspector. It was also acknowledged that anything different from the site plan of that project would require the applicants to come back to the Planning Board.

## **6. New Business**

- (i) There will be a preconceptual discussion for a proposal from Harold French to subdivide some land at 114 West Road.
- (ii) The ZBA has a hearing on Wednesday February 22 regarding one of the McKerley lots at 6 Oxbow Road, where an applicant wants to open a gun manufacturing business. There would have to be an indoor soundproof chamber to fire into. There may well be concerns about security given proximity to the I93.

## **7. Adjournment**

Kent moved to adjourn around 8.10 pm. Scott seconded. All in favor.

Respectfully submitted,

Lois Scribner, (working from notes taken by Logan Snyder).