

1 FINAL

2 Minutes of the Planning Board Meeting

3 April 26, 2022, at the Meeting House

4 And remotely via GoToMeeting

5 Members Present

6 Greg Meeh (Chair), Scott Doherty (Vice Chair), Anne Dowling, John Schneider,
7 Kent Ruesswick (BOS rep), Lucy Nichols

8 Logan Snyder (alternate/technical support), Hillary Nelson (alternate)

9 Attending remotely

10 Joshua Gordon (attempted)

11 Others present

12 Anne Emerson: Doneta Fischer: Cheryl Gordon (BOS) (left after Pachamama
13 considerations were tabled): Hillary Nelson (alternate)

14 Mike Tardiff and Matt Baronas (CNHRPC)

15 AGENDA

16 1. Call meeting to order

17 Greg Meeh started the meeting at 7pm, noting that the Board was providing
18 remote access as a courtesy and if it did not work the meeting would continue.

19 2. Minutes of April 12, 2022

20 Scott Doherty moved Minutes of April 12. John Schneider requested a correction
21 at line 147, to include that he voted to accept the waiver. All members voted in
22 favor with this amendment.

23 3. Pachamama Retreat/Ayahuasca Retreat – preliminary considerations and
24 vote for Completeness

25 The applicant, Derek Januszewski, did not attend. When reminded by text he
26 responded that he had forgotten but could come down quickly. Scott made

27 motion and John seconded it, to table the hearing until the next meeting, which
28 will be May 10.

29 4. Master Plan work

30 Greg reminded members that the goal is to get back on schedule in terms public
31 input and participation in the Master Plan work. They were not undertaking a
32 complete rewriting but doing adjustments and updates of the 2010 document.
33 Ultimately the PB members will need to review the whole Master Plan document.
34 The Conservation Commission had done significant work on the text for Chapters
35 5 and 6.

36 Mike Tardiff and Matt Baronas from CNHRPC attended. They were enthusiastic
37 about picking up the work again. They discussed various options and ideas for
38 organizing the visioning session that had been canceled last fall due to the
39 pandemic. Decisions made included:

- 40 • It was agreed to invite the Conservation Commission to the next
41 work session meeting, which would be Tuesday May 24, so both
42 boards could discuss priorities. Secretary to reach out to Ken Stern
43 and Kelly Short and ask if they could share their google doc of
44 Chapters 5 and 6. Other issues for that meeting could include the
45 Dam at Franklin, the Maps created by CNHRPC, and protection of
46 arable/agricultural land.
- 47 • For the Visioning Session, it was proposed to hold that on Saturday
48 June 25, 10 am – noon. Secretary to contact Town Office to book
49 buildings in the Center (Meeting House, Town Hall and Library
50 Meeting Room). *(Subsequently discovered that June 25 is not*
51 *available so it is probably going to be June 18 instead.)*
- 52 • The CNHRPC staff had identified 6 broad groups for discussion topics.
53 It was agreed that if these were combined into 3 and 3 for the
54 breakout session then the staff available and Planning Board
55 members could cover the groups, leading discussions and taking
56 notes.
- 57 • CNHRPC have resources to bring – easels, pads of paper, markers as
58 well as 4 staff – and they will send out ideas for questions to facilitate
59 discussion to PB secretary to share with members.

- Mike said that hybrid organization with remote technology and in person attendance was hard to pull off but remote access did tend to increase participation.
- The Meeting House would be the only place with remote access and although it is possible to have 82 people inside this is clearly not ideal – 30 or so people inside would be more appropriate – in June windows and doors can be open for ventilation.
- Getting information out: Secretary/Chair to let other boards and commissions know, also draft something for church/town newsletter and town email – ask Ken Folsom how to put something on the Canterbury Facebook page. Also the Town website. And the Country Store, Library, Transfer Station when we have the fliers from Mike Tardiff's staff.
- Refreshments will be offered and need to be organized - coffee, donuts, strawberry shortcake (Hillary).

Other issues discussed with CNHRPC staff:

- Matt had 8 sets of the land use/natural resources maps he had produced and shared with the Conservation Commission a while ago – he gave copies of the various maps to members.
- Mike said he would send the online links too.
- Members are asked to look at them, see if their local knowledge is replicated by what they see on the maps – they can be updated or corrected – these maps are a great resource and should be included in the Master Plan.
- There was a discussion about the Trails Committee in Loudon, which has been doing work with Matt – he said they had taken the initiative for maintenance and supervision when issues arose - information was in the local library – there was a committee to talk issues through with landowners (ex ATV's on trails or perceived trespassing)
- Are there mechanisms for protecting arable land in town while permitting development? Are there changes to the Cluster Subdivision regulations that might help with that? Should there be something about cluster subdivisions in the Master Plan so that it

would be available for reference when projects came forward and/or the Ordinance needed changing? Some of these ordinances use language from a couple of decades ago and often they do not give Boards the necessary flexibility to put the cluster development into use.

- What to do with the issue of the ‘special interest’ areas such as Exit 17, Exit 18, or Sherwood Forest? Should they have their own separate vision session meetings? At least raise the issue of their differences (ex. the mixed-use buildings that have been developed around the Exit 17 area). Kent agreed to get contact information for Sherwood Forest Association so they could be invited.
- The interest the Board has in possibly using Conditional Permits could be included in the Master Plan – it could be put in the Land Use Chapter as a recommendation for the future – Mike had a staff member who knew about these and could educate participants.

Members thanked Mike and Matt for coming. John asked if we could get the survey results sent out again – secretary to request that.

5. Planning Board Site Plan Regulations

Members had worked on the existing text and submitted ideas for corrections and amendments to Chair/secretary.

6. Traffic Study feedback

Members selected 5 roads for the town traffic study: Baptist Road east of school, Shaker Road at the Northfield TL, Borough Road N of Old Tilton, Morrill Road at Kimball Pond, and Old Boyce Road N of Shoestring.

8. Adjournment

Greg moved to adjourn, and Scott seconded. It was around 8.30 pm.

Respectfully submitted,
Lois Scribner, secretary

