

1 Final

2 Minutes of the Planning Board Hearing

3 January 11, 2022, at the Meeting House

4 Members Present

5 Kent Ruesswick (Chair), Scott Doherty (Vice-Chair), Anne Dowling, Greg Meeh,
6 Joshua Gordon, Bob Steenson (as BOS rep)

7 Members Absent

8 Lucy Nichols, Cheryl Gordon (BOS rep)

9 Others present

10 John Schneider

11 AGENDA

12 1. Call meeting to order

13 Chair Kent Ruesswick called the meeting to order at 7 pm.

14 2. Minutes of December 28, 2021

15 Greg Meeh moved the Minutes from December 28, and Scott Doherty seconded.
16 There being no discussion, all members present voted in favor.

17 3. Public hearing for zoning amendment for Article 8.1

18 Kent moved that the hearing be tabled, and Scott seconded, since the paperwork
19 provided at the meeting had some inaccuracies. The secretary will double check
20 with Joshua Gordon for the correct document, using the public notice that had
21 been posted. The hearing would be on January 25 instead. All voted in favor.

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23 4. Update/tabling Industrial/Commercial zoning amendment work

24 Kent wondered if we could double up items 4 and 5 (which was to discuss the text
25 of a letter to the ZBA) in order to combine the work for this amendment with the
26 meeting of the ZBA. After discussion, members reached a consensus that reaching
27 out to the ZBA with a view to working on this issue was a good idea. It was more

28 complicated than it at first seemed and would need time to be tackled. It would
29 also be helpful to learn about the concerns and interests of the ZBA members too.
30 It was suggested the secretary redraft a letter for the Select board to use as the
31 basis of an invitation to both boards with the select board as chair.

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33 5. Other Business

34 (i) Canterbury Hall update

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36 Kent briefly explained the issue regarding ‘multifamily’ use in the Agricultural
37 zone to John Schneider. Recently the applicants for Canterbury Hall Trust had
38 requested a refund of their fees paid for the hearing. Bob Steenson arrived to
39 join the meeting.

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41 Joshua Gordon spoke to the research he had conducted into the relevant RSA’s
42 and the Minutes from the ZBA hearing on November 5, 2021. He concluded
43 that Canterbury Hall should come back to the Planning Board for site plan
44 review having examined both RSA 674:43 and the town site plan review
45 regulations. A ‘conversion of use’ and ‘multi-family’ use were cited as reasons
46 for site plan review. The ZBA had made clear that the variance granted in
47 November was because of the unique history and role of Canterbury Hall in
48 the town. It would not apply to any increase of function nor to any subsequent
49 owners who wished to change the use. The Planning Board still had a role to
50 play in stipulating that this new multi-family use cannot be expanded beyond
51 the variance.

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53 Members discussed the matter further. Bob Steenson offered his perspective
54 as the Select Board member who had voted not to require Canterbury Hall to
55 come to the Planning Board last summer. He did, however, believe that the
56 town record should be updated to reflect the change of use.

57

58 It was stated that there is a difference in the term ‘use’ as a colloquial term
59 versus a legal term that relates to a category in the Table of Uses. It was
60 further established that the original site plan review hearing begun in August
61 2021 was technically still open and needed to be completed, a process that

62 should be straightforward now that the ZBA had given the variance for multi-
63 family use. Bob Steenson suggested the Chair could respond to the January 5,
64 2022, letter from Ann and Jay Berry by asking them to come to the Planning
65 Board to complete their site plan review and closing the loops on the case.
66 Joshua Gordon moved to authorize the Chair to call Ann and Jay Berry to ask
67 them to come back to the Planning Board. Anne Dowling seconded.

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69 6. New Business

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71 (i) Joshua raised the issue of the new business, the Pachamama Retreats,
72 on Shaker Road. They had never come for site plan review and the
73 website clearly showed it was a commercial enterprise. Bob Steenson
74 advised that the issue was in the hands of the Code Enforcement Officer
75 and Board of Selectmen at present.

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77 (ii) Next Chairperson

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79 There was discussion about who might take over the Chair from Kent following
80 the March elections. Scott Doherty, Deputy Chair, stated that his job as Deputy
81 Fire Chief was too demanding of time for him to take on the Planning Board
82 chairmanship duties. Greg Meeh expressed interest in being a co-chair or deputy.
83 It was agreed to wait and see what happens in the elections for all town positions.

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85 7. Adjournment

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87 Scott made a motion to adjourn, and Greg seconded. It was a little after 8 pm.

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89 Respectfully submitted,
90 Lois Scribner, secretary

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