

1 FINAL

2 Minutes of the Planning Board Hearing

3 February 8, 2022, at the Meeting House

4 Members Present

5 Kent Ruesswick (Chair), Lucy Nichols, Joshua Gordon, Bob Steenson (BOS rep),
6 Anne Dowling, Greg Meeh, John Schneider (alternate)

7 Members Absent

8 Scott Doherty (Vice Chair)

9 Others present

10 Chris Wardell (applicant, of Wardell Paint); Logan Snyder (interested in becoming
11 an alternate)

12 AGENDA

13 1. Call meeting to order

14 Chair Kent Ruesswick called the meeting to order at 7.00 pm. The Chair invited
15 John Schneider to be seated for Scott Doherty.

16 2. Minutes of January 25, 2022

17 Kent asked if there was any discussion on the last minutes. There being none,
18 Joshua Gordon moved the minutes. All members present voted in favor, so the
19 minutes were approved.

20 3. Preconceptual Discussion – Chris Wardell, Contractor, Riverland Road,
21 Canterbury

22 Kent invited Chris Wardell to tell members about his proposal. He is a contractor
23 and painter based in Warner. He has been in conversation with Canterbury
24 resident Steve Booth to purchase a lot on Riverland Road to build a shop and an
25 ADU as part of it. It is early days yet.

26 In his business they have trailers outside and do light cabinetry in the shop. He
27 hopes to build a 4000 square foot building, on the lot which is 1.02 acres. It meets
28 setbacks requirements. There would likely be 3-4 vehicles there daily. The ADU

29 was important though not a deal breaker because he always has young men
30 working for him needing accommodation, and it would help with security.

31 He said that the painting itself was not going to take place in that shop. They take
32 the paints to clients and use onsite. Clients have to dispose of the paint. They
33 needed a place to store paint supplies. Their clients include municipal buildings
34 and churches. He is aware that there is a wetlands issue – the lot is in the
35 watershed overlay district. Lucy Nichols handed papers regarding state Fire
36 Marshal regulations to Chris Wardell for reference regarding flammable materials.
37 As BOS rep present Bob Steenson pointed out it was a permitted use in that
38 commercial district. The Building Code and Fire Regulations would kick in through
39 the town Fire Chief and Building Inspector. The Planning Board would have
40 questions about materials and storage on the land. He advised Chris Wardell to
41 look at the regulations for accessory dwelling units in that zone.

42 The Board wished Chris Wardell good luck.

43 4. Request for Road Waiver - Discussion

44 Kent invited Logan Snyder to sit with the members during the discussion.

45

46 The Board had received a request for feedback from the Board of Selectmen, in
47 response to a request from a landowner for a road waiver on Mountain Road near
48 Rocky Pond. Most members had visited the site, either individually or together
49 the previous day.

50

51 There was detailed discussion about the experience of skiing or walking alongside
52 Rocky Pond on the steep, narrow trail that veers off from the end of 'Mountain
53 Road'. Members had seen the beautiful views in the boulder field under the
54 towering cliffs which are part of the land the Town owns. It is also Conservation
55 land. The deeds to the property for sale had been copied and shared. It seems
56 that the road was never a town road. The Rocky Pond development dates to 1931
57 with lots that are similar to the lot sizes around Sherwood Forest. The parcel for
58 sale has changed hands a few times. All the roads round there are private roads,
59 including Harmony Lane. So, it would need a private road waiver request. The
60 deeds refer to a right of access and right of way. The 'road' would be eligible for a
61 waiver request if the town departments who are invited to comment and advise

62 the Board of Selectmen think it is suitable for development. The Select Board
63 makes the final decision.

64
65 It was agreed that the role of the Planning Board was not to decide on the legality
66 of the 'road' but to advise the Board of Selectmen of their view as to its suitability
67 for development. There was overall agreement that the ground was steep and
68 rocky and challenging for building. Moreover, members appreciated the trail as a
69 place for recreation and conservation, as it is now.

70
71 Kent made a **motion to advise the Select Board not to grant a road waiver on**
72 **that lot because the Planning Board considered the lot for sale to be unsuitable**
73 **for development because of:**

- 74 • **The steepness of the terrain and topography of the lot**
- 75 • **The difficulty entailed in providing emergency services**
- 76 • **The conservation value of the land**

77
78 John Schneider seconded the motion. All members presented voted in favor
79 except for Bob Steenson who abstained as a selectman.

80
81 5. Old Business

82 (i) Plan for Tomorrow work?

83 Kent was in favor of waiting to pick up the Plan for Tomorrow work once the new
84 board was elected.

85
86 Greg Meeh raised the question of picking up the Table of Uses updating work.
87 This is a Planning Board task, something the Board will have to take on alone
88 though ultimately the Select Board and Zoning Board of Adjustment will need to
89 be apprised of the work.

90
91 There was some discussion about whether zoning ordinance updates need to be
92 undertaken by professional staff or whether volunteer boards such as this can
93 take up the work. It was suggested that finding towns approximately similar to
94 Canterbury in NH might be a place to start, to see if their Table of Uses were
95 updated and helpful as models. Advice could be sought from the NHCRPC as well

96 as the NHMA. There could be useful opinions from surveyors resident in
97 Canterbury who might have worked under such Tables in other towns.

98

99 It was acknowledged this was a priority just as the updating of the Plan for
100 tomorrow work was a statutory duty. Bob Steenson noted the Conservation
101 Commission had worked on their chapters in the Plan for Tomorrow.

102

103 (ii) Reminder: ZBA – Pachamama Retreat hearing – Wednesday Feb. 23

104 There was some further discussion that the Pachamama Retreat business had
105 applied for a Special Exception from the ZBA for ‘religious activities’ and the
106 hearing will be on February 23. The site is across from the Emerson’s Old Ways
107 and Traditions property on Shaker Road.

108

109 6. Other Business

110 New Chair: Greg Meeh said he was willing to stand as the next chair of the
111 Planning Board. The vote will take place after town elections in early March.

112

113 7. Adjournment

114 Greg moved to adjourn, and all were in favor. It was almost 8 pm.

115

116 Respectfully submitted,

117 Lois Scribner, secretary

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