

MINUTES OF THE MEETING
OF THE
CANTERBURY PLANNING BOARD

September 8, 2015

The Chair called the meeting to order at 7:00 p.m. It was determined that a quorum was present.

BOARD MEMBERS PRESENT: Art Rose, Chair, Jim Snyder, Vice-Chair, Tyson Miller, Joshua Gordon, Kent Ruesswick, George Glines, BOS Representative

BOARD MEMBERS ABSENT: Hillary Nelson (present for her application), Alice Veenstra, Chris Blair

OTHER PARTIES PRESENT: Greg Meeh, Hillary Nelson

Kent Ruesswick was invited to sit as an alternate for Chris Blair.

Draft Minutes of August 25, 2015: Jim made a motion to approve the minutes of August 25, 2015. Kent seconded the motion.

Discussion: None

Vote to approve August 25, 2015 minutes: Unanimous.

Public Hearing for Greg Meeh and Hillary Nelson's Application for Site Plan Review:

Lori read the list of items requested of applicants; the Board confirmed all items were provided.

Jim moved to accept the application as complete, Joshua seconded. There was no further discussion. The Board voted the application as complete.

Public Hearing:

Art went through the documents provided. Two waivers were presented. The first one was for traffic since the subject property is a straight section of road and visibility is good in that area. The number of cars expected will be less than Shaker Village. The second waiver was requested for noise. The expected noise level will not exceed existing operations on property.

43 Jim moved that we take waivers as one motion and that we grant both waivers. George
44 seconded.

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46 Discussion: Joshua asked what in a distillery would make noise? The applicants
47 answered that there is grinding, but that is all done inside.

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49 Vote to approve waivers: Unanimous. Waivers were granted.

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51 Art reminded the Board that at the last meeting, we felt a couple things were needed on
52 the plan to help us make a final decision. One was grading on the parking area. We
53 asked for more detail and for clarification on the area where the spent grain would be
54 stored. Greg said they added the finished grade to the plan, away from the parking,
55 and that is the area they would be storing spent grain. Greg would much prefer to sell
56 the spent grain to a local farmer for feed but if not, composting is also a very viable
57 option. There was a question about putting a structure on an existing pad on the
58 property. Jim said he thinks that would need Zoning Board attention. Hillary said it
59 would be a temporary structure, like a hoop house. It is a 20x30 area. Jim suggested if
60 they do add a hoop house then they should talk to Jim as the building inspector first.
61 Jim was not sure the code differentiates between temporary and permanent structures.

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63 Jim asked if there would be a farm stand on the property. Greg said no. The only thing
64 they may sell in addition to their spirits is maple syrup but that has not been discussed
65 further.

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67 Greg explained that they will be making a white whiskey initially. His goal is to make a
68 good quality apple brandy which is a 3 year aging process, and also a gin using
69 botanicals. There may also be a pear based brandy at some point. Greg discussed
70 some of the processes of making the different products.

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72 Kent asked where they would be selling these items from. Greg provided a photo of the
73 building and the entry to the building. No consuming is allowed on site other than
74 tastings. They are only allowed to taste 1/3 of an ounce of three different products for a
75 total of 1 ounce. Any staff hired are required to be trained in the sampling process as
76 well. Kent asked if they would be charging patrons. Greg said the typical procedure is
77 that a person would buy a souvenir glass for a certain dollar figure and then sample the
78 product. It would be somewhere around \$5 or so.

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80 Jim moved for approval of site plan. Joshua seconded.

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82 Discussion: None.

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84 Vote: Unanimous. Approved.

Other Business:

Hugron/Nigl Lot Line Adjustment Plans: Lori received an email from Web Stout stating that the two plans were recorded in the wrong order. He provided a correction letter to the Board for Art's signature and recording with the Merrimack County Registry of Deeds. Art reviewed the letter and signed it. Lori will record it at the Registry.

Letter from Mary Ann Winograd: Art received a letter from a Canterbury resident and handed copies out to the Board. The letter was from Mary Ann Winograd who is an abutter to the property owned by Steve Blackmer (Tax Map 11, Lot 10, Church of the Woods which is a non-residential construction project). Ms. Winograd enclosed a letter she received from Mr. Blackmer outlining the work he plans on doing in the near future.

The ZBA granted an exception to Mr. Blackmer and it appears he may be thinking he has all the approvals he needs. It looks like, based on his letter to neighbors, that he may need further approvals. He may need a building permit and possible Site Plan Review. There was discussion about which agency he needs to contact about some of the items mentioned. Art felt they should come before the Board for Site Plan Review. Jim said he wouldn't mind giving Steve a call and letting him know that before they go too far they may want to look into some of the requirements. Art will respond to MaryAnn and let her know we will reach out to him and Jim will reach out as building inspector.

Central NH Regional Planning Commission: Tyson spoke with Mike Tardiff about coming to our 9/22/15 meeting to discuss various items they may be able to help the Planning Board with. Mike will come, possibly with one or two other representatives, and will discuss Table of Uses, Zones, Cluster Subdivisions, CIP's, and accessory apartments. They will outline how they could help and what the cost to the Board would be.

Jim moved to adjourn, seconded by Kent. Vote: Unanimous.

Meeting adjourned: 7:50 p.m.

Lori Gabriella, Secretary

Next meeting: September 22, 2015 7:00 p.m.