

1 MINUTES OF THE MEETING  
2 OF THE  
3 CANTERBURY PLANNING BOARD  
4

5 August 25, 2015  
6

7 The Chair called the meeting to order at 7:00 p.m. It was determined that a quorum was  
8 present.  
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10 BOARD MEMBERS PRESENT: Art Rose, Chair, Jim Snyder, Vice-Chair, Tyson Miller,  
11 Hillary Nelson, Kent Ruesswick, George Glines, BOS Representative  
12

13 BOARD MEMBERS ABSENT: Joshua Gordon, Alice Veenstra, Chris Blair  
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15 OTHER PARTIES PRESENT: None  
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17 Kent Ruesswick was invited to sit as an alternate for Chris Blair.  
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19 **Draft Minutes of August 11, 2015:** Jim made a motion to approve the minutes of  
20 August 11, 2015. Kent seconded the motion.  
21

22 Discussion: None  
23

24 Vote to approve August 11, 2015 minutes: Unanimous.  
25

26 **Discussion of Master Plan Items:**  
27

28 Art reviewed last meetings discussion of goals geared to commercial zoning.  
29

30 Tyson reported his findings of a discussion with Mike Tardiff of the Central New  
31 Hampshire Regional Planning Commission (CNHRPC). They discussed the subject of  
32 the Southern Regional Planning Commission's work with the Ready Set Go program,  
33 which works to identify and certify areas of towns that are commercially zoned, and  
34 about the people who own commercial property. The property information is input to a  
35 central data base as a marketing tool. The website is [www.readyssetgonh.com](http://www.readyssetgonh.com). The  
36 program looks at land, zoning, and what the needs are for that particular piece of land.  
37 The land owner can get approvals, or certifications, that are good for 5 years. Tyson  
38 said Mike Tardiff, or one of his staff, would be happy to come to one of our meetings to  
39 discuss economic development in Canterbury.  
40

41 Art wanted to discuss the industrial zone and how it is being marketed. He felt we  
should have someone come in to talk about how we market the industrial zone in a

42 better way. There was discussion about industrial, mixed use, and residential  
 43 properties.

44  
 45 Tyson discussed Route 106 and what lots may be available over there. He also looked  
 46 at Exit 17 which also has a couple big lots. Precertification of properties through the  
 47 Ready Set Go program was discussed as far as who would market the properties after  
 48 certification. Hillary pointed out that it appeared the use of the program would need to  
 49 be approved through a public hearing process. This will be looked into further.

50  
 51 George suggested looking at the type of obstacles an economic planning commission  
 52 might face with this issue. Tyson said CNHRPC has an expert who deals with Tables of  
 53 Uses, and they could probably have someone come in and talk with the Board.

54  
 55 Hillary brought up the subject of impact fees and capital improvement plans. There was  
 56 further discussion among the Board about looking at, and getting things in place, to  
 57 have the ability to charge impact fees to help abutters deal with possible impacts  
 58 particular projects could bring. Jim said there is an impact fee in the Ordinance now,  
 59 but it is difficult to use.

#### 60 61 **Other Business:**

62  
 63 Campground project: Art discussed the potential of the campground folks coming to the  
 64 Board with their application at some point in the future. He feels our consultant, CLD,  
 65 should be the people screening the application for completeness on behalf of the Board.  
 66 This is a very technical application and Art feels the professionals should look at the  
 67 requirements of the plan presented. Lori will send a note to Tim Bernier to start the  
 68 process of the \$5,000 escrow for CLD's involvement. Jim wants to be careful with what  
 69 we ask CLD to do when the application does come to the Board. We want to be aware  
 70 of the applicant's funds and using CLD wisely. Art agreed. Although we don't know  
 71 exactly when we'll be receiving the application, the Board wants to be clear and ready  
 72 so when the application does come in, it will be given to CLD for review. CLD will then  
 73 come to a meeting to discuss the scope of their job and bring a report as to the  
 74 completeness of the application. If their report indicates the plan is complete, it will be  
 75 scheduled for public hearing.

76  
 77 Building Inspector Questions: Jim, speaking as the Building Inspector, had two issues  
 78 to raise for the Board to think about:

- 79  
 80 1. After an applicant goes to the ZBA for a home occupation and is approved, do  
 81 we assume they need site plan review? Or does the Board want Jim to exercise  
 82 any discretion as to whether or not site plan review is needed?
- 83 2. There is a building on Baptist Road that is being built on the same footprint of the  
 84 building that was previously there. Jim told them to speak to Joe Halla to see if  
 85 they needed ZBA input. Joe Halla said as long as it's the same foot print, it's ok.  
 86 Jim doesn't exactly see that in the Ordinance. Article 4 touches on it, but may

87           need some additional wording to make that clear. Jim wants the Board to look at  
88           the subject of zoning and grandfathered uses.

89

90   Art felt that with Jim's knowledge, he wouldn't have a problem with Jim using his  
91   discretion. Jim would prefer some criteria to follow. These issues will be thought about  
92   and discussed at future meetings.

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94   Jim made a motion to adjourn. Tyson seconded. Vote: Unanimous

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96   Meeting adjourned at 8:10 p.m.

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98   Lori Gabriella, Secretary

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**Next meeting: September 8, 2015 7:00 p.m.**