

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

5 August 14, 2018
6

7 BOARD MEMBERS PRESENT: Jim Snyder, Chairman, Joshua Gordon, Vice-
8 Chairman, Tyson Miller, Kent Ruesswick, Hillary Nelson, Lucy Nichols (Alternate),
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10 BOARD MEMBERS ABSENT: Art Rose, Cheryl Gordon, BOS Representative
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12 **Draft Minutes of July 24, 2018:** Kent Ruesswick made a motion to approve the
13 minutes. Hillary Nelson seconded. Discussion: None. Vote: Unanimous, 7/24/18
14 Minutes were approved.
15

16 **Continued Discussion of Table of Use project:**
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18 The subcommittee reviewed the Zoning Ordinance and began making proposed
19 revisions to various Articles to ensure they coincide with the Table of Uses. They
20 presented the first part of their review to the Board.
21

22 Hillary provided a draft document addressing Article 2. The Board discussed the
23 language for each paragraph and agreed on further revisions.
24

25 Joshua pointed out that the maps Kelly Short and Ken Stern recently brought to the
26 Board could be useful in various ways throughout this Article. Hillary will reach out to
27 Kelly for additional input.
28

29 The Board discussed the thought of breaking the proposed revisions down into multiple
30 parts and working to get them approved at Town Meeting individually rather than all in
31 one year. Not all members agreed. The topic will be discussed at future meetings.
32

33 **Other Business:**
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- 35 - Jim informed the Board that he was made aware of an excavation project in town
36 that has received a cease and desist order. Excavation has been going on
37 without a permit. Lori advised an application was received Monday, 8/13/18, but
38 did not include all the required documents or fees. She notified the applicant's
39 assistant and provided the Excavation Regulations, checklist of documents, and
40 a deadline to return them in order for the application to be reviewed for
41 completeness at the next meeting. The Board discussed the Selectmen roles
42 versus the Planning Board roles. Selectmen are in charge of enforcement, and
43 the Planning Board is in charge of the regulations. The Board agreed no further
44 work should be done at the site until this Board holds a public hearing and a

45 decision has been made on their application. Jim sent an email to the Selectmen
46 detailing this Board's opinion.

- 47
48 - Tyson brought draft language relating to accessory uses and explained it for the
49 Board. The Board discussed and agreed on revised language.

- 50
51 - Tyson discussed the relationship between conditional use, special exception, and
52 a variance. He felt we needed language for the Zoning Board to use when they
53 approve a use that isn't in the Table. The applicant's need to be aware they need
54 to come to the Planning Board as a next step.

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56 Motion to adjourn: Kent seconded by Hillary. Vote: Unanimous. Meeting adjourned at
57 8:40 pm.

58
59 Lori Gabriella, Secretary

Next meeting: August 28, 2018