

MINUTES OF THE MEETING
OF THE
CANTERBURY PLANNING BOARD

November 27, 2018

BOARD MEMBERS PRESENT: Jim Snyder, Chairman, Joshua Gordon, Vice
Chairman, Tyson Miller, Hillary Nelson, Lucy Nichols

ABSENT: Art Rose, Kent Ruesswick, Cheryl Gordon (BOS Representative)

OTHERS PRESENT: Teresa Wyman (Conservation Commission)

Draft Minutes of November 13, 2018: Joshua Gordon made a motion to approve the
Minutes, second by Tyson Miller. Discussion: None. Vote: Unanimous, 11/13/18
Minutes were approved.

Discussion of Table of Use Revisions with Conservation Commission: Teresa
Wyman was the only member of the Conservation Commission to attend the meeting,
although her understanding was that most of the members planned to attend. Jim
Snyder asked Teresa if she was aware of any concerns or comments from the rest of
the Commission. She indicated there are concerns regarding cluster zoning and
wondering what it means. There was also talk about something related to changing the
acreage required in the agricultural zone and whether more houses could be built in that
zone, which she felt would be disturbing. Hillary Nelson explained that acreage was not
being changed, it had more to do with the agricultural zone being able to include cluster
subdivisions. She continued on to say that we're looking for homes to be built at a
lower cost while maintaining the unfragmented land Teresa was concerned about.
Theresa is all in favor of more affordable housing. She is also puzzled that it seemed as
though there are a lot of things proposed to be at the discretion of the Planning Board
and wondered why. Tyson said it keeps applicants from having to do the same thing
twice since they have to go to the Planning Board and Zoning Board of Adjustment for
the same project.

The Board answered Teresa's question about what the ZBA would handle if the
changes were adopted. Lucy Nichols wondered how Canterbury would be different in 50
years if we adopted the conditional use permits versus staying with special exceptions.
Hillary mentioned Barbie Tilton's comment at our prior meeting with the Zoning Board
saying she thinks people should have to go through two gates so it's not too easy of a
process, and Hillary thought that was interesting. Jim said years ago people used to go
to the ZBA and then complete their project without ever coming to the Planning Board,
and now more of them actually do come here, which is an improvement.

The Board discussed the importance of the definitions in the Ordinance. If we don't have well defined definitions, people could say their project falls into a particular category according to the definitions and therefore, they're doing it. Jim pointed out that they still need site plan review and we can deny a project if it's called for. We could also send them to Zoning for a variance as well.

Theresa agreed with things being very well defined. She also wondered if conditional uses could come down to favoritism, or things being allowed in certain parts of town but not others, and the problems that could create. She also said it seems people's general feeling is to say "it's my land and I should be able to do whatever I want with it." The Board recognized that as well. Hillary wondered if we should ask one more time whether remaining members of the Conservation Commission would like to meet, or if they'd like to write their thoughts. Theresa said she'd like them to come sit here and provide better information. Lori will contact Tom Osmer to reschedule and find out what happened and whether they'd like to try again.

Other Business:

- Tyson: He's working on new language relating to accessory dwelling units both attached and stand-alone units. He's collected information and sample language that he'd like to share. This will be added to a future agenda.
- Lucy: Attended a seminar on short term rentals at the recent Municipal Association conference. City planners from many tourist towns were there and are all hot on this subject. The overall theme was that short term rentals are generating a constant stream of complaints to towns. Lucy will prepare an overview of the seminar for the Board's review. There is a case at the NH Supreme Court relating to short term rentals with a decision expected next spring. Tyson said the State is looking at short term rentals as well.
- Jim: Discussed scheduling relative to the proposed Table of Use revisions. It seems that a major overhaul may not be in the cards for this upcoming Town Meeting which may not be a bad thing if we approach it right. "Let's not let the perfect be the enemy of the good." The Board discussed the best approach and felt it may make sense to do one section this year which would set up the framework to follow in subsequent years. Hillary felt it could work but was concerned about definitions and rules. Joshua liked the idea and this wouldn't be as overwhelming to people. The Conservation Commission and Zoning Board could study that one change rather than the whole thing

Jim moved to adjourn with a second from Hillary. Vote: Unanimous.

Submitted by,
Lori Gabriella, Secretary
Canterbury Planning Board