

MINUTES OF THE MEETING
OF THE
CANTERBURY PLANNING BOARD

March 12, 2019

BOARD MEMBERS PRESENT: Jim Snyder, Chairman, Joshua Gordon, Vice-Chairman, Art Rose, Hillary Nelson, Tyson Miller

ABSENT: Kent Ruesswick, Lucy Nichols, Cheryl Gordon (BOS Representative)

OTHERS PRESENT: Luke Mahoney, Scott Doherty, Eric Mitchell

Review of February 26, 2019 Minutes: Art Rose moved the Minutes, seconded by Joshua Gordon. Discussion: None. Vote to approve Minutes: Unanimous, 2/26/19 Minutes approved.

Preapplication Conceptual Consultation for Luke Mahoney, Brookford Farm relative to workforce housing on farm:

Jim reminded Luke and the Board of the procedures for conceptual consultation.

Luke explained he needs workforce housing at the farm and is looking for the most economical way to do it. They'd like to put a yurt or mobile home if possible. He is looking to have 2 workers at the moment. It's a big farm and there are a lot of people needed to run it. There's very little rental housing in town and living close is important. Tyson said a mobile home has to be in a mobile home park, but a yurt is different. Jim explained that since Luke already has one residence on the property he has a few ways he could approach it: 1) Add a two-family dwelling, but it may have to be attached to an existing structure; 2) add a farm workers cottage which is an allowed use in the AG zone; or 3) If tonight's Town Meeting vote goes well, he could add an accessory dwelling unit (ADU). Each of those would have to meet building standards for residences.

Tyson explained the parameters of the new ADU requirement if it passes. Art felt Luke may have a hurdle with a yurt meeting residential code requirements and discussed examples of what those codes may be. Jim read language on page 27 of the Zoning Ordinance, above C that read "Accessory dwelling unit designed for and occupied by a person employed primarily on the same premises as a farm laborer" which is allowed in AG. Art read the definition of an ADU in the Ordinance definitions.

Luke and the Board discussed compost toilets, running water in the sink and laundry, and bunkhouses. Luke asked about a mobile home. Jim said anything in the Zoning Ordinance can be overcome by a variance, but that is not a fight he would personally want to wage, for a mobile home. Luke would have to prove a hardship. The only

hardship he sees is that it's less expensive than something else. Jim mentioned manufactured housing as another thought. Jim wanted to be clear that he isn't recommending anything in particular, he's just identified options for Luke to look into. They identified possible ways for Luke to meet his goals through the definitions in the Zoning Ordinance and Table of Uses. Pending tonight's vote there would be an increase in the variety of ways he could do an ADU that's not under the same requirements of the farm workers. Jim was not sure if there's any advantage.

It was suggested that Luke check with subsurface at DES and see if they may have some ideas for him. If there was a septic system, they're the ones who would approve it. Art thought the yurt may have some special exception in the State that we don't know about. Joshua said there are a lot of miscellaneous things in the farming statutes Luke should check out.

After discussion Luke stated he will check with the building inspector, UNH and the Farm Bureau for additional ideas.

Art reminder the Board that the last time Luke was in he eluded to needing this type of housing in the future.

Luke's final question was that his opinion is that they really don't have a primary residence on the farm due to the condition of the home they live in, so if they were to build an ADU that houses the farm workers, can they build a new primary residence with a store and storage? Would the home they live in now become the accessory dwelling unit? The Board felt it becomes an accessory to the farming use. Tyson suggested he go to Mandy for her ideas.

Public hearing for Scott Ruesswick and Barbara Cook, 2 lot subdivision, 222 Intervale Road, Tax and map 236-2:

Jim asked Lori if the application was complete. She indicated it was. The Board reviewed the plan and there which had no waiver requests. Hillary made a motion to accept the application as complete. Tyson seconded the motion. Discussion: None. Vote to accept application as complete: Unanimous.

Public hearing:

Eric Mitchell presented the plan for Scott Ruesswick and Barbara Cook and had the appropriate authorization. He explained where the property was (tax map 236 lot 2) which consisted of 109 acres with an existing single family residence built around 1860. Applicant and owner currently live there. This is in the AG conservation district, aquifer and groundwater district. The requirement is a 200 foot setback from Merrimack River. The proposal is to cut off a house lot with 5.98 acres and leave the remainder with a barn and driveway on the remaining lot of 103 acres. The existing system is on septic/well, as will any new house be. The lot is under flood plain and is within the NH

Water Quality Protection Act. Everything existing does comply and anything built would have to comply as well. Scott reviewed all four 4 sheets of the plan with the Board.

Tyson asked if the applicant had a subdivision within the last 3 years. Eric said no, they had one many years ago on the opposite side of the street and they were separate lots.

Tyson made a motion to approve. Joshua second. Discussion: None. Vote Unanimous. Subdivision approved.

Review Voluntary Lot Merger application of Sue Ann Erb and Alexandria Dinome at 6 Morrill Road, Tax Map 107- and 107-16 :

Lori explained that Mandy received a Notice of Lot Merger from Sue Ann Erb and Alexandria Dinome in January 2019 for Tax Map 107 Lot 16 and 17, Morrill Road and Kimball Pond that needed signatures from the Board. Sue Ann and Alexandria were present to answer any questions the Board may have. Tyson asked what their plan with the lots was. Sue Ann explained they bought lot 17, the 3 acres, about 2 years ago and built a new house. This lot is on the corner of Morrill and Kimball Pond Roads and was formerly the Brillhart property. They don't want to do anything with it, they're just combining it to keep it natural. There was general discussion about fixing the intersection and what Sue Ann and Alexandria's efforts have been in that regard. Sue Ann spoke about the dangers of that intersection and all the near misses they've seen. They're putting a mirror up in April. Money has been raised and is in hand to help with that cost. There are also two studies being done at the triangular piece of land the Town owns. The DOT will look to see if that can be cut back, and there is also a traffic study being done on Kimball Pond.

The Board appreciated Sue Ann and Alexandria's effort s and signed the application. It will be returned to Mandy for the record.

Other Business:

- Scott Doherty has been recruited by Kent Ruesswick who told him the Planning Board could use alternates. Jim explained the process for becoming an alternate which is a vote of the planning board. You have to be a town resident. We do like to suggest that people don't come with a personal agenda, that they come thinking about working for the town's interests. Jim asked if he has any questions. Scott explained that he and his wife live on a 24 acre farm in Canterbury and he has no agenda. He's retired and had a very active life in NY. His background was deputy chief in Schenectady, NY, went through the police academy and did arson investigation in Schenectady. He was also on a federal task force in NY and is a member of Canterbury Fire Department. He has a bachelor and master's degree and currently works for the state at the fire academy. He runs the fire inspector program for the state as well. Jim asked how familiar he is with PB procedures. He's somewhat familiar.

138 Hillary moved that we appoint Scott Doherty as an alternate to the Planning
139 Board. Joshua second. Discussion: None. Vote: Unanimous.

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141 - Tyson said there is a new handbook for Planning. Lori will download the link and
142 send it.

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144 Joshua moved to adjourn. Second by Hillary. Vote: Unanimous. Meeting adjourned.

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146 Submitted by Lori Gabriella, Secretary

147 Canterbury Planning Board