

MINUTES OF THE MEETING
OF THE
CANTERBURY PLANNING BOARD

November 26, 2019

BOARD MEMBERS PRESENT: Jim Snyder, (Chairman), Tyson Miller, (Vice-Chairman), Joshua Gordon, Hillary Nelson, Kent Ruesswick, Lucy Nichols, (Alternate), Scott Doherty (Alternate), Brendan O'Donnell (Alternate), Cheryl Gordon (BOS Representative)

ABSENT: Art Rose

Review of 11/12/19 Minutes: Kent Ruesswick moved the Minutes, second by Hillary Nelson. Discussion: None. Vote to approve Minutes: Unanimous – 11/12/19 Minutes approved.

PUBLIC HEARINGS:

Proposed Zoning Ordinance Amendment for Growth Ordinance: Cheryl Gordon gave the history of the Ordinance. This began in the 1980's when things were booming and people were concerned about the number of houses being built, which would impact police, fire, and school. When Cheryl moved here in the 70's there were only 800+ residences, then in the 80's it exploded and land was selling for small money for large tracks of land. The Planning Board felt it needed to place a limit on the number of houses being built each year so the Town services could keep up. Jim Snyder said we amended things some years ago to keep it at a 4% growth rate and added a sunset provision every 5 years. Tonight we are simply refreshing the sunset date for another 5 years. Brendan O'Donnell questioned when the last study was done looking at the Town's needs and whether continuing to limit growth was necessary. The Board discussed the possibility of doing a growth study. Tyson indicated the Regional Planning Commission could do that for the Town.

Hillary Nelson moved that we add this to the ballot for Town Meeting. Discussion. None. Vote Unanimous.

Proposed Zoning Ordinance Amendment for Obnoxious Use: Hillary explained that we looked at the existing obnoxious use, Article 2.1 of the Zoning Ordinance, and wanted to make it a little clearer so everyone is aware of a process. Brendan agreed the current language doesn't include definitions or have the process spelled out. It also doesn't explain what kind of evidence the Board of Selectmen should consider for violations.

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45 Scott Doherty asked about noise issues. Hillary explained we don't have a noise
46 ordinance, which is a separate ordinance, but will look to create one in the next year.
47 The noise ordinance would be separate and apart from the Zoning Ordinance. The
48 obnoxious use ordinance issues go to the Select Board, noise ordinance issues go to
49 the police. Tyson said the few comments left on Facebook about this ordinance were
50 favorable. The Board discussed the RSA's referenced in the language.

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52 Tyson moved that we add this to the ballot for Town Meeting. Second by Brendan.
53 Discussion. None. Vote: Unanimous.

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55 **END OF PUBLIC HEARINGS.**

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57 **Board Discussion: Table of Use Status:** The Board discussed the work that has
58 been completed on the Table of Use (TOU) project to date and whether it made sense
59 to bring a large amount of information to the residents, or to narrow it down to just those
60 dealing with residences. The Board discussed pros and cons of revisions to the TOU
61 now versus waiting until we rewrite the Master Plan and how we would go about
62 rewriting it.

63
64 Hillary felt strongly that we need to update the Master Plan before finishing work on the
65 TOU. Tyson could have a representative from CNHRCP come here and do a
66 presentation on the topic.

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68 Kent asked that we suspend work on the TOU and spend time developing the Master
69 Plan. Hillary said we started this TOU project in 2016 and haven't made the progress
70 we've wanted. She is in favor of suspending it to work on the Master Plan.

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72 The Board agreed that Tyson would coordinate a representative from CNHRCP to come
73 to a future meeting and to suspend work on the Table of Use project for now.

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75 **Other Business.**

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77 - Joshua Gordon: Following up on our prior conversation with Ginny Dow, Joshua
78 spoke with the Dam Bureau who indicated there is a problem with the dam on
79 New Pond, which is significant. The Dam Bureau is not happy with New Pond.
80 They also own the dam on Lyford pond, but they're not too concerned about
81 that one. They want Shaker Village to hire an engineer to put points to measure
82 the movement over time to determine whether it's bulging. This is an ongoing
83 discussion that Joshua wanted this Board to be aware of. Jim thanked Joshua for
84 the report.
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87 Motion to adjourn by Hillary Nelson, second by Kent Ruesswick. Vote: Unanimous.

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89 Submitted by Lori Gabriella, Secretary

90 Canterbury Planning Board