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MINUTES OF THE MEETING
O F THE
CANTERBURY PLANNING BOARD

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AUGUST 25, 2020

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Due to the COVID-19 crisis and in accordance with Governor Sununu's Emergency Order #12 and Executive Order 2020-04 this meeting was conducted telephonically for residents. Board members and applicants were present at the Meeting House.

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

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ABSENT: Joshua Gordon

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OTHERS PRESENT: David Booth, Raina Eckhardt

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Tyson Miller read Executive Order 2020-04 relative to holding meetings telephonically.

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Brendan O'Donnell was appointed in place of Joshua Gordon for this meeting.

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Review of 8/11/20 Minutes: Kent Ruesswick moved the Minutes, second by Cheryl Gordon. Amendments or Discussion: None. Vote to approve Minutes: Unanimous – Minutes approved.

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Preapplication Conceptual Consultation for David Booth and Melora Rush for possible lot line adjustment on Baptist Road: David Booth was present. He grew up in Canterbury and went to the elementary school. He owns 6 Baptist Road that currently includes 15 acres. He also owns a 63-acre parcel behind it that abuts the property. They want to put a road thru the eastern edge of 6 Baptist Road to access the 63-acre lot and do a lot line adjustment to combine land from the 15 acres to the 63 acre parcel. They want to make sure the road could eventually become a Class V town road if that was desired and want to be sure the road could support potential development of the rear parcel.

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The Board discussed various ways they could go about this including site lines, road width, setbacks, subdivision standards and regulations, requirements of a survey, ownership of the road, and easements.

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Preapplication Conceptual Consultation for Raina Eckhardt, 19 Hackleboro Road:

Raina's father lives at 19 Hackleboro Road. They are looking at a possible accessory dwelling unit or a right of way to build another building on the property. They'd like a separate house for her father that is handicap accessible. Raina is his primary caregiver as he ages, and he'd like to remain where he is.

The Board discussed ADU's, setbacks, ROW's, cluster developments, frontage. Cluster developments did not appear to be an option.

Tyson explained that an ADU is fairly simple, and they would only need to go to ZBA for special exception.

52 **Board Discussion:** Hip camps and small campground.
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54 There are two hip camps in town with a third person asking to have one on their property. RSA
55 261(i) discusses recreational campground requirements. The Board agreed they definitely need
56 to come in for site plan. Tyson spoke to Town Boards and the Town Administrator. It sounds
57 like there may be a cease and desist going out until they each go to the Zoning Board for a
58 special exception and then to this Board for site plan.
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60 Hillary asked if we can put RSA's on Canterbury's website saying if you're thinking, or currently
61 have, campsites, here are the rules. The Board agreed this is a good idea. Brendan O'Donnell
62 felt the easiest solution is to define commercial campground in the Zoning Ordinance, because
63 it's not there. He also felt we should sit back and let the Town enforcement procedure run its
64 course and then work on this.
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66 The Board discussed RSA's, rules, number of sites, tent pads, ADU's.
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68 **Other business:**
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70 Lucy Nichols said there are big machines moving dirt around behind the Dunkin Donuts near
71 Exit 17. Lucy would like us to be sure that intersection is on the CNHRP list of Canterbury
72 projects that we just received and that we lean in to this project.
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74 Kent Ruesswick made a motion to adjourn with a second by Cheryl Gordon. Vote unanimous.
75 Meeting Adjourned.
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77 Submitted by Lori Gabriella, Secretary
78 Canterbury Planning Board