

43 both the Village and Co-Op to use. It would create a permanent revenue stream for
44 Shaker Village as well. The Co-Op would use the barn for some of the not for profits as
45 well. The biggest thing is that it is a big expense. They have fund raising events in
46 mind already. They anticipate it being a national fund raising campaign.

47
48 Funi explained various ways the existing buildings at the Village could possibly work,
49 but then realized the size building they wanted didn't exist at Shaker Village. Funi felt it
50 would make sense to use the space where the old barn was. It would be a two story
51 barn and the exterior would need to look like the old barn. The interior could look like
52 anything they wanted. They wanted to come to the Board to see if it would be in favor
53 of this type of project before they get too far ahead in their discussions.

54
55 Jim spoke to say the reason the Planning Board would be involved is that Jim, being the
56 Building Inspector, would end up saying it meets the parameters for a Site Plan Review.
57 Jim asked if the Co-Op was a non-profit. Greg said yes. There was discussion about
58 commercial activities at the Village, like the restaurant. Alice pointed out that a lot of
59 non-profit organizations have for profit activities. They pay business taxes on the for
60 profit activities.

61
62 There were also questions about room for fire apparatus maneuvering the property if
63 necessary and also about the farm stand on the property.

64
65 Funi also explained discussions she's had with the Speedway and some of the
66 possibilities for fundraising with them. A significant fundraiser would be a one-time
67 concert that would raise a good portion of the money for the project. The Speedway
68 would be willing to let them do a concert there. There was discussion about Shaker
69 Village having a concert on their own property and if it was feasible. It was believed that
70 the track isn't allowed to have concerts unless it's in conjunction with a race event. That
71 is an issue for Loudon, not for our Planning Board.

72
73 Jim recommended that they look at the Site Plan Regulations and how the process
74 works.

75
76 Funi and Greg thanked the Board for their time and the discussion ended.

77
78 **Pre-application Conceptual Consultation – Web Stout for Craig Ott, Cluster**
79 **Development, Tax Map 241, Lot 16, Baptist Hill Road**

80
81 Web Stout explained the location of the property on Baptist Hill Road. There are
82 approximately 83 acres with 95 feet of frontage. The minimum lot size is 3 acres and
83 300 feet of frontage. There was discussion of common open space and conventional
84 open space and how many lots are allowed under each space. This project is looking at
85 18 lots but that could change and go either up or down. There was discussion about
86 frontage and requirements.

87

88 Jim said this makes a lot of sense but nobody ever seems to want to do it. He is glad to
89 see one being considered. Web said this would not all get built at once, it would be
90 phased. Jim talked about the possible building permit issues. Web informed the Board
91 that they would be seeking the roads to become town roads. There was some general
92 discussion about that.

93

94 The lot sizes on the proposed plan run anywhere from 3 acres to 20 acres. There was
95 a question about wetlands and topo that was addressed.

96

97 Tyson felt they could go along with their subdivision application. Art felt it would work
98 no matter way they approached it. Jim felt it's a project that is big enough to justify
99 bringing in their consulting engineer if the application came before the Board.

100

101 Web thanked the Board for their time.

102

103 **Pre-application Conceptual Consultation – Wally Archer, Scales Road, Map 258**
104 **Lot 001 relative to hay/equipment barn**

105

106 Jim introduced the application. Mr. Archer had approached Jim for a building permit for
107 a barn. It's too big to fall into the definition of residential use. It now involves the
108 Planning Board because it's not a residential use so site plan review is required.

109

110 Wally Archer and his wife would like to raise animals on their property, which consists of
111 83 acres. They would like to build a barn to store hay, a tractor, and equipment. It
112 would be 60x100 feet. Wally passed out a sketch he hand drew for the Board to review.
113 Jim assured Wally that the Board didn't want to make it any harder than it needs to be
114 for him. They don't expect him to get a full survey and they will be generally happy with
115 a hand drawn plan. The Board would be interested in knowing if there will be a retail
116 operation, about traffic issues, and possibly drainage. Jim advised him that he could
117 request waivers as well. Art suggested Wally use a scaled plan of his land to draw out
118 where everything will be located. Alice suggested he think along the lines of a 5-10
119 year plan and consider future needs.

120

121 Wally will get in touch with Lori for the next steps.

122

123 **Other Business:**

124

125 Tyson discussed update the zoning ordinance regarding the growth management plan
126 for permit caps. Tyson has the language from the 2010 Annual Report and asked
127 Central New Hampshire Regional Planning Commission to do a study of permits for
128 Canterbury and the rest of the region and passed that out to the Board. Tyson said it

129 appears the growth rate is very low across the board. We look at the growth rates of
130 the town every 2 years.

131

132 Jim read a proposal he made 10 years ago regarding residential building permits.
133 There was discussion about percentages of growth.

134

135 Tyson mentioned legislation changes regarding zoning changes. Tyson looked into the
136 number of owners within the commercial zone and if the new legislation would apply as
137 far as notifying owners. (RSA 675)

138

139 Tyson has also created an amendment to zoning for farm stands and is meeting with
140 the Agricultural Commission. He will bring something to the next meeting. Art said the
141 former chairman of the Agricultural Commission, Wayne Mann, will be coming to a
142 meeting in January.

143

144 There was general discussion about Town Meeting and deadlines.

145

146 Joshua moved to adjourn. Jim seconded.

147

148 Lori Venie, Secretary

149

150 **Next meeting: December 9, 2014, 7:00 p.m.**