

MINUTES OF THE MEETING  
OF THE  
CANTERBURY PLANNING BOARD

November 11, 2014

The Chair called the meeting to order at 7:00 p.m. It was determined that a quorum was present.

BOARD MEMBERS PRESENT: Art Rose, Chair, Jim Snyder, Vice-Chair, Chris Blair, Douglas McCallum, Tyson Miller, and George Glines (BOS Representative)

BOARD MEMBERS ABSENT: Seth Cohn, Joshua Gordon, Alice Veenstra, Kent Ruesswick

OTHER PARTIES PRESENT: Members of the Concerned Citizens of the Region, David Dandurand

**Draft Minutes of October 28, 2014:** Jim made a motion to approve the minutes of October 28, 2014. Chris seconded the motion.

Discussion: None.

Vote to approve October 28, 2014 minutes: Unanimous. Minutes were approved.

**Pre-application Conceptual Consultation for possible lot line adjustment for Map and Lot numbers 263-8 (Alan Johnson) and 267-18 (Kathleen Dandurand):**

Jim Snyder recused himself from this portion of the meeting.

Joe Wichert introduced himself as the surveyor for the project being considered. The main issue is that Alan Johnson purchased Lot 8 on Map 263, a 32 acre parcel. Mr. Johnson removed one building and is putting up a new house. They would like to create an 8 acre lot. Mr. Johnson and Ms. Dandurand would like to straighten a lot line out. There would be no net change in acreage for either the Johnson or Dandurand lots. It would be an even line adjustment. The question from Joe Wichert was whether they need to survey the whole property or just the affected area.

Art was not sure about granting a waiver like that.

David Dandurand was at the meeting and said there is an old survey. They are asking for Joe's office to not have to survey the whole property and just include the affected area, since there is a prior survey on record.

There was discussion about the pros and cons of not surveying the entire parcel. The Board in general felt there was no risk to the Board and any risk associated with a partial survey would fall on the applicant.

It was suggested that if their application comes to the Board, the applicant should bring a waiver for a survey of the affected are only.

**Continued discussion about RV Parks/Campgrounds Ordinance:**

Tyson came to the meeting with a new proposed draft, with additional input from Chris Blair. Tyson gave a brief overview of how the Board got to this current version they were reviewing and then explained the contents of the document.

The current document would allow RV parks or campgrounds in the agricultural, rural and commercial zones, with restrictions. He discussed various areas of town that a project like this would be allowed in, the type of protections that would be in place, and the special exceptions aspect. Tyson went on to discuss the restrictions the Town of Loudon has in place and suggested we use similar language.

Doug questioned an impact fee for fire, police, and ambulance. There was discussion about parameters of an impact fee and what type of limitations there are to imposing an impact fee. The fact that Canterbury does not currently have impact fees was mentioned.

Jim wondered if we should get input from our attorney regarding accessing a campground from particular roads in Canterbury. Tyson agreed to contact the town attorney and look into that question.

Art pointed out that any application that comes before the Board for Site Plan Review can have conditions attached to it by the Board. Having an ordinance in place would back up the site plan approval and any special exceptions in place.

There was discussion about setbacks, size limitation, density, infrastructure, individual sites, and recreational area.

Art asked town members if they wanted to give any input into the subject. Don Blajda spoke for The Concerned Citizens of the Region and implored the Board to review Natural Resource Zoning regarding recreational activities. He suggested the Board look at what the intent of the natural resource zone was. There was discussion about possible activities included within a campground or RV park and whether some wording could be included in the ordinance relating to the natural resource zone.

The subject of day passes at a campground was mentioned and Art reminded the Board and audience that day passes would be considered at a site plan review hearing and could be a condition of the project.

89  
90 The Board discussed accessory uses such as a swimming pool.

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92 Brian Harvey of Loudon asked about setback for the recreation portion of any project,  
93 like trails, ball fields, pools, arcades, etc. Don Blajda said these little things need to be  
94 spelled out and made clear for everyone involved. Jim suggested we may need to  
95 redefine campgrounds with particular language to help understand reasonable  
96 accessory uses. Art again reminded everyone that these can be addressed through the  
97 site plan review process.

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99 Art explained, for the benefit of the audience, the process for bringing an ordinance to  
100 Town Meeting and the site plan review process and procedures should an application  
101 come before the Board.

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103 It was decided that Tyson would work with the language again and it would be  
104 discussed at the 12/9/14 meeting.

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106 **Other Business:**

107  
108 Art read the Board of Selectmen's notice regarding the new address system, policy  
109 number 2014-1. There was brief discussion about the notice and George gave a quick  
110 background as to how that came about.

111  
112 Tyson asked if the Board should consider putting a cap on building permits. The Board  
113 briefly discussed the issue.

114  
115 Art asked that Wayne Mann be invited to the 11/25/14 meeting to discuss the letter he  
116 sent the Board earlier in the year regarding the farm stand ordinance. Lori will contact  
117 him.

118  
119 Jim discussed a recent ZBA hearing relative to structure setbacks. He explained the  
120 scenario and talked about definitions of structures.

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122 George moved to adjourn. Jim seconded.

123  
124 Lori Venie, Secretary

125  
126 **Next meeting: November 25, 2014, 7:00 p.m.**