

MINUTES OF THE MEETING
OF THE
CANTERBURY PLANNING BOARD

August 11, 2015

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, Tyson Miller, Hillary Nelson, and Kent Ruesswick.

BOARD MEMBERS ABSENT: Joshua Gordon, Alice Veenstra, Chris Blair, George Glines, BOS Representative

OTHER PARTIES PRESENT: Greg Meeh, Ken Stern

Kent Ruesswick was invited to sit as an alternate for Chris Blair.

Draft Minutes of July 28, 2015: Jim made a motion to approve the minutes of July 28, 2015. Kent seconded the motion.

Discussion: None

Vote to approve July 28, 2015 minutes: Unanimous.

Review for completeness Site Plan Application for Greg Meeh and Hillary Nelson for Map/Lot #225-1, 337 Shaker Road:

Hillary recused herself from this portion of the meeting. Jim asked Greg and Hillary if this project went to ZBA for approval as a home occupation. Greg confirmed they have ZBA approval from October 2014. Kent read through the checklist. Missing items were the narrative, signage information. The only waiver requests were for traffic and noise studies. Art asked them to develop a short narrative describing what the business is and what their plans are. He also asked that the waivers be written on separate paper rather than on the application itself.

Items that were missing and that the Board would be looking for more detailed information on were parking, signage and lighting, sewage and waste disposal, and that the surveyor add more proposed grading to the plan. Art asked that the procedure for used grain be drawn out as well.

There is a conservation easement on the property. Ken Stern spoke to say that the Conservation Commission determined this was an agricultural operation.

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44 Jim and Tyson felt we should schedule this for public hearing and vote for completeness
45 of the application at the beginning of the public hearing, once the applicant provides the
46 required information.

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48 The public hearing will be scheduled for September 8, 2015.

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50 **Discussion of Master Plan Items:**

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52 The review started with Chapter 5, Land Use. Art read the Goals, Policies, Objectives
53 and Recommended Actions. Art stated that over the past 10 years, things seem to
54 have stayed pretty steady. His thought is that it would be nice to spread the burden of
55 the tax dollar out to some commercial developments. Hillary wondered why people
56 aren't coming in and wanting to develop the commercial land we have. Jim and Art felt
57 it had to do with lack of water and sewer. Art pointed out that to do water or sewer
58 systems is difficult since our surrounding neighbors don't have it either. It's a great deal
59 of money considering the area of development we have available. There was a general
60 discussion about impact fees.

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62 Art felt Exits 17 and 18, and Route 106 would be the areas to focus on as far as
63 commercial development. Hillary wondered if we need to look at the zoning regulations
64 and capital improvements.

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66 Art said the State has an economic development committee as well. For some of the
67 town owned property, he thought we could partner with a developer for something
68 similar to The Spruces, which turns the project in to a money making opportunity for the
69 town, rather than the land sitting there not collecting taxes. Kent and Hillary felt we
70 should look at having apartments or duplexes in town as well and felt we should look at
71 that during this process. There was discussion about developing commercial zones,
72 looking at the Capital Improvement Plan, the possibility of a capital improvement
73 committee and looking at the Table of Uses.

74
75 Art suggested we develop a relationship with the State Economic Development
76 Commission. Tyson said we would start with the Central New Hampshire Regional
77 Planning Commission and go from there.

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79 Kent's interest is to look at page 31 at the long range goals and develop something in
80 that area that addresses multiple properties.

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82 Review of the Master Plan will be an ongoing discussion for the remainder of 2015.

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84 **Other Business:**

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86 Lori advised the Board that John Jordan appealed the ZBA decision for Lakes Region
87 Tent & Events. We do not have this item on our agenda at this point. We will wait to
88 hear from the applicant to be put back on the agenda.

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90 Kent made a motion to adjourn. Tyson seconded. Vote: Unanimous

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92 Meeting adjourned at 8:35 p.m.

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94 Lori Gabriella, Secretary

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Next meeting: August 25, 2015 7:00 p.m.