

MINUTES OF THE MEETING
OF THE
CANTERBURY PLANNING BOARD

July 22, 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, George Glines, Alice Veenstra, and Kent Ruesswick

BOARD MEMBERS ABSENT: Joshua Gordon, Seth Cohn, Doug McCallum, Chris Blair, and Tyson Miller

OTHER PARTIES PRESENT: Web Stout, Michael Capone and Frank Tupper

Draft Minutes of July 8, 2014: Jim made a motion to approve the minutes of July 8, 2014. Alice seconded the motion.

Discussion: None.

Vote: Unanimous. Minutes of July 8, 2014 were approved.

Public Hearing for Michael Capone's Application for Lot Line Adjustment at 75 Ayers Road, Canterbury, NH; Tax Map/Lot # 217-9.

Art introduced the application and explained the procedures to be followed. Web Stout presented his revised plan from the last meeting. Web explained that back in 2002 the plan was before the Board when they cut out 12 acres from Frank Tupper's property. Mike Capone built on it and is now deeding back the back portion of 5.69 acres to Frank. Web made a couple of revisions to the plan: One was the location map to reflect more closely to what the survey shows, and the access easement was also added. Web stated they do not need State subdivision approval on this project since it's over 5 acres and we're not creating any new lots.

The waiver request was read to the Board. Items being requested to be waived are topography, wetlands and soils. The reason for the waiver is that it's only a lot line adjustment application. The waiver addresses information not necessary for this purpose. George made a motion to grant the waiver. Jim seconded. No discussion. Vote: Unanimous. Waiver granted.

Jim asked both parties if they were in favor of this lot line adjustment. Both Michael Capone and Frank Tupper were in favor of the project.

Jim made a motion for the Board to approve the lot line adjustment. George seconded. No discussion.

Art asked if there was any abutter input on this. There was none.

Vote: Unanimous. Lot line adjustment granted.

Review of Notice of Lot Merger for James McKay and Silvia Styles, 532 Shaker Road, Map/Lot # 208-6 and 209-7:

The Board reviewed the Notice. There were no questions or concerns. The Board signed the Notice and it will be returned to Jan.

Discussion of Notice from NH DOT relative to the federally funded Transportation Alternatives Program:

George said Ken Folsom is working on a proposal to fix the sidewalk from the elementary school to the old Elkins library building. Ken will be submitting it to the Program. The Board felt this was short notice to give to be able to submit a project. Alice said it looks to be just a request for a letter of interest which is due August 6th. Art said it's important to let Ken Folsom know the deadline is August 6th. George stated that Ken is aware.

Art said the other item talked about the beginning of this year, which may or may not fall into this type of funding, is the Morrill and Kimball Pond intersection. We did have a meeting with DOT to see what they could come up with for possible solutions. Art does not believe they got back to us on that. Art is not sure how much funding they have but that particular resolution is a large undertaking. There was general discussion about possibilities for the Morrill/Kimball Road intersection. Since that meeting with the DOT, the Selectmen granted the easement and the conservation people gave it to land management.

Art felt one of the basic things to tackle that fits into this notice is to fix the sidewalk leading to the school. Hopefully Ken Folsom can get that taken care of and get the funds. George said Ken was going to get it in on time.

Other business:

Class VI Road Review:

The Board received an application from the Selectmen for a Class VI Road Review on Briar Bush Road, Tax Map # 214-7. Art felt the road was Class VI at best. Jim said the road waiver that was issued previously was for the Medinski property. This lot does not

have a road waiver. Jim thinks Medinski improved the property. Art wasn't sure. George told the Board that the night before at the Selectmen's meeting the road agent said the road had not been improved to what it should be for a building permit to be issued.

Art stated he was out near that property during hunting season and it's a fine logging path, but nowhere near a Class VI. Jim said our issue is whether or not it makes sense to allow development there presuming the road will be upgraded to standard. Jim hasn't been up there in a long time but believes that eventually that road will go all the way through. Jim spoke with the applicant who is not in a big rush so Jim thinks it makes sense for the Board to individually go out and look at it to be able to speak more about it. Art felt we could send the Board an email requesting them to look at the property before the next meeting. Art has never had a problem with someone building on a Class VI road, provided they upgrade the roadway to a Class V road. He felt that if the person is willing to do that, it should be a condition of the approval by the Selectmen to improve it to a Class V road to the far end of his property so that his entire frontage is improved. Jim disagreed. There are cases where that would be unreasonable with a lot of frontage. The lack of maintenance over time has been an issue. Maintenance is often shared by whoever is on the road. It's difficult to enforce. Jim said most of the northbound section of Briar Bush Road is town maintained.

Jim said the Class V standard is that the road is paved, but it can be waived if you're coming off a gravel road. Kent felt the town should be responsible for maintaining the road if they bring it up to a Class V. Jim said the law would need to be changed and a Town Meeting vote is the only way to accept a road as Class V. There's a difference between a Class V road and a road that's been brought up to Class V standard. Kent thought the town should look into accepting it once it's been brought up to standard. There was general discussion of Class V roads, roads brought up to Class 5 standard, and town responsibility.

It was decided that the Planning Board's response to the Board of Selectmen about the request for a Class VI Road Review at Briar Bush Road is: We would like the Board members to have an opportunity to review the property and will get back to the Selectmen after our next meeting.

Planning Board's Roster: Jim looked at our roster and it appears we had no alternate members listed. There was discussion about alternates and explained how the selectmen choose their alternate as well. Jim said we can have up to 5 alternate members. We can still add 2 or 3 more. Jim read from the Planning Board's handbook about voting in the alternate members. In elected Planning Board's the Board itself may appoint its alternate members (RSA 673:6 II). Jim read the RSA out loud. The difference is in appointed boards vs elected boards. Art said if George wanted an alternate Selectman appointed, the Selectmen would vote on that alternate member. There was general discussion about the procedures of voting in alternate members.

135 Jim made a motion to adjourn, seconded by Alice.
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137 Discussion: None.
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139 Vote: Unanimous. The meeting ended at 8:05 p.m.
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141 Lori Venie, Secretary
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143 **Next meeting: August 12, 2014, 7:00 p.m.**