

1 MINUTES OF THE MEETING
2 OF THE
3 CANTERBURY PLANNING BOARD
4

5 March 25, 2014
6

7 The Chair called the meeting to order at 7:00 p.m. It was determined that a quorum was
8 present.
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10 BOARD MEMBERS PRESENT: Art Rose, Chair, Jim Snyder, Assistant Chair, Alice
11 Veenstra, Joshua Gordon and Tyson Miller.
12

13 BOARD MEMBERS ABSENT: Doug McCallum, Chris Blair, Seth Cohn
14

15 OTHER PARTIES PRESENT: Luke Mahoney, Attorney David Lefevre, Attorney Amy
16 Manzelli, Greg Meeh, Timothy Meeh, Hillary Nelson
17

18 **Draft Minutes of March 11, 2014:** Jim Snyder made a motion to approve the
19 minutes. Alice Veenstra seconded the motion.
20

21 Discussion of minutes: None.
22

23 Vote: Unanimous. Minutes of March 11, 2014 were approved.
24

25 Before the meeting began, Jim moved to nominate Tyson Miller as an alternate.
26 Joshua seconded the motion. There was no discussion and a vote was held.
27

28 Vote: Unanimous. Tyson joined the Board at the table as an alternate.
29

30 Art stated that he would like to see Tyson follow through and continue with Central NH
31 Regional Planning Commission if he's willing to. Tyson confirmed he would like to stay
32 on the Commission. Art will send the Selectman a letter advising who the Planning
33 Board wants to represent them on the Commission.

34 **Preapplication Conceptual Consultation of Luke Mahoney for Brookford Farms:**
35

36 Luke explained that the site plan review was almost a year ago and his memory was
37 that he was approved for a certain amount of square foot expansion at that time. He
38 proceeded to give an outline of where he was headed with projects this year and
understood that the Board allowed him some flexibility in the site plan that was
approved last year. The Board agreed. Before he applies for a building permit for this
year's activities he wanted to be sure his plans were still acceptable within the new site

39 plan. Luke showed the Board his drawing and pointed out all the existing buildings on
40 the farm and what their purpose was. He showed the Board where he would like to put
41 a 70x80 foot building this year. There were some questions confirming setbacks and lot
42 lines and the Board had no concerns with his proposed building.

43 Art stated the last time Luke came to the Board, they wanted an overall site plan review
44 and he provided that. It sounds as if Luke is keeping in line with the thoughts the Board
45 had and he is just informing us of what he is planning. There was previous discussion
46 about total square footage last time. Art feels that the items he is discussing tonight
47 are things that were on the site plan previously approved. Luke agreed and was
48 wondering if he needed to do another site plan review or if he was all set. Jim said if he
49 is not exceeding the square footage approved the last time, he is all set.

50 Art asked Luke if he's reached the amount of square footage discussed last year yet.
51 Luke said no. Art told Luke when the time comes that he is going to exceed the square
52 footage, he should come back and visit us for further approval. Other than that, he was
53 within the site plan approved last year. Luke will contact Jim Snyder for a building
54 permit and thanked the Board.

55 **Review and discuss the decision on the conditional site plan approval for 367**
56 **Shaker Road LLC:**

57
58 Art explained that the reason for tonight's discussion was possible discrepancies
59 between the plan presented to the ZBA and the Planning Board.

60 Tyson stated that the plan the applicant brought before the ZBB referred to both lots as
61 part of one plan and was approved as such. The plan that came before the Planning
62 Board excluded one lot in error. That has now been corrected. Tyson stated that the
63 plan the applicant brought before the ZBA there was a building called a dormitory. That
64 plan came before the Planning Board labeled that building a rooming house and that
65 has been corrected. Both Attorney Lefevre and Attorney Manzelli signed the change.
66 The Board was satisfied.

67
68 Tyson pointed out that there was a question as to the use of the solar house being a
69 single family or multi-family dwelling. Jim pointed out that when the subdivision
70 happened back in the 90's, the minutes probably reflect that in order to be in
71 compliance, it had to be considered a single family dwelling and that currently still
72 applies. If the current owner wants to use it for a multi-family dwelling, they would need
73 to go before the Zoning Board and open the subdivision file again to request a variance.

74 There was general discussion about the plan in front of the Board and if all abutters and
75 attorneys were in agreement and happy with what is being presented to the Board.

76 Attorney Lefevre and Attorney Manzelli assured the Board that all parties worked very
77 hard to come together and both are satisfied with the results.

78 Art asked the Board if they reviewed the final site plan in front of them and it met the
79 conditions given with the Board's previous approval of February 25th. The Board agreed
80 they were satisfied.

81 Art approved and signed the Site Plan. There was general discussion about whether or
82 not the Merrimack County Registry of Deeds actually records Site Plans any longer or
83 not. Lori will check with the Registry. If not, the original will remain in the file. Attorneys
84 Lefevre and Manzelli noted the change from rooming house to dormitory on their copies
85 as well.

86 **Other business:**

87 Joshua was wondering what the next plan is with the campground ordinance discussion
88 since he was not at the last meeting. Lori reminded them that the issue was going to
89 be put on a future agenda and copies of the Freedom ordinance and Concord ordinance
90 will be provided to the Board for discussion. Jim felt that the Freedom ordinance was
91 more in line with Canterbury. There was general discussion about the campground in
92 Freedom and how reviewing their ordinance is a good exercise for the Board to become
93 more familiar with issues that could be raised if a project came before the Board.

94 Jim asked for the conversation to end because it could appear we are talking about a
95 project that is not before us. Tyson asked how we discuss a possible ordinance without
96 it looking like we're talking about a specific project. At that point, Art wrapped it up and
97 the item will be placed on a further agenda.

98 Joshua confirmed that we will be discussing a campground ordinance for the purpose of
99 it being voted on next year.

100 Tyson brought up recommending Doug McCallum for the Central NH Regional Planning
101 Commission and confirmed with Alice that she was unable to take Doug's place. Alice
102 stated she has too much on her plate right now but if things lightened up, she would be
103 interested. Tyson stated that Doug enjoys being on the Planning Commission and
104 when Alice is ready, she could talk to Doug and see if he wanted to step down or not.

105 Jim moved to adjourn, Joshua seconded. Vote unanimous

106 Meeting adjourned at 8:00 p.m.

107
108 Lori Venie, Secretary

109

110 **Next meeting: April 8, 2014, 7:00 p.m.**