

MINUTES OF THE MEETING
OF THE
CANTERBURY PLANNING BOARD

July 14, 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, Kent Ruesswick, and Cheryl Gordon, alternate BOS representative.

BOARD MEMBERS ABSENT: Joshua Gordon, Alice Veenstra, Chris Blair

OTHER PARTIES PRESENT: Eric Spofford, Bob Patel, Jill McCullough, Tim Meeh, Omere Luneau, Victoria Dodge, Linda Stephenson, Greg Meeh

Kent Ruesswick was invited to sit as an alternate for Chris Blair. Hillary recused herself from this public hearing.

Draft Minutes of June 23, 2015: Jim made a motion to approve the minutes of June 23, 2015. Tyson seconded the motion.

Discussion: None. Vote to approve June 23, 2015 minutes: Unanimous.

Public hearing for 367 Shaker Road, LLC (New Freedom Academy) Application for Amended Sight Plan:

Art introduced the amended site plan review application and explained that it relates to their previously approved site plan. At that point Hillary recused herself and sat in the audience since she is an abutter.

Eric Spofford addressed the Board and said that almost all the buildings have been renovated. There are four items to address tonight: A landscaping plan; a building marked as "storage" that they are looking to raze and remove; Widen the driveway and pave surrounding areas and to add landscaped walls along the driveway. One of the walls has a 3x5 piece of granite built in which would be etched to say "New Freedom Academy."

Tyson was concerned about the sight distance at the end of the driveway on to the road. Bob Patel explained that the walls will be set back, but there's no way for them to improve the sight distance. The new walls will be 25 feet long and 4 feet high on both

sides of the driveway. They are bowed in and won't interfere with sight distance. There was discussion about the sign ordinance and necessary State approvals.

The driveway was discussed. Art pointed out that when they were originally in for site plan approval he told them the existing driveway should be widened to a minimum of 20 feet to accommodate fire equipment. Bob Patel spoke to say it is now 22 feet and they now plan to pave it.

There was discussion about the building they want to raze and remove. The Board did not have any questions or concerns about the building.

Abutter questions:

Victoria (Tori) Dodge questioned if the small house is taken down and it leaves a footprint, whether they can they build there again? She also asked about the solar house and plans for that. Jim said in this case the building doesn't have a grandfathered status. Once the building is gone, the land isn't any different from any other land. If they wanted to build more than 500 square feet, it would trigger site plan review. Jim also pointed out that the solar building is not on the table right now. Eric Spofford reassured her that there is no plan to do anything with the solar house. Tori also told the Board how physically exhausted she is from all the noise and construction. Even on Sundays. She feels it's not neighborly. It has changed her life. Art spoke to the applicants about her concerns and of being a good neighbor.

Greg Meeh asked about the stone wall and square foot limits. Bob Patel explained the size and materials being used for the wall. There was a general dissatisfaction among the abutters and some Board members with the appearance of the wall and material being used.

Hillary Nelson wondered about the Shaker posts near the current wall and asked if the Historic Commission should be looking at it. The property is not in the historic district but Hillary felt the Commission may want to weigh in on the wall since it is just outside the district. She requested that the Board go look at it and requested a better rendition than what they had tonight. The Board did not feel a visit was necessary.

Greg Meeh requested a discussion about the timber management for the rest of the property. There was a feeling among abutters that too many trees were taken down and had concerns about how much more would be cut down. There was further discussion and Eric stated that they have no intention of clear cutting. They think it's a beautiful property.

Art addressed the Board: After hearing concerns from the abutters, it sounds like there are concerns about preserving historic value to existing posts and the wall, and concerns about clearing of trees and noise.

88 Tyson emphasized that he was not happy with the material being used for the wall and
89 its need to be harmonious with the area. Art said they may want to consider using the
90 posts in their design. Jim was torn between the historic issues and the rights of
91 business operators. Hillary gave the Board the 2010 Master Plan to look at and there
92 was more discussion about the wall.

93
94 Jim said having heard the concerns, he wondered if Eric thought it was realistic to come
95 up with a revised design for everyone to be satisfied with. Eric said he honestly
96 believes that using the manufactured field stone would maintain the integrity of the look,
97 and he believes it is a good compromise. This isn't a front yard, it's an entry way into a
98 facility and they've put a lot of hard work and money into this. They are under the gun
99 and he realizes that's not the Board's problem. He's spent an incredible amount of
100 money to increase the appearance of the property. You only have one chance to make
101 a first impression and there will be a lot of professionals visiting the property. It is
102 important for them to have the work done by the ribbon cutting ceremony. Jim asked if
103 we can get a better rendering and sample of material by our next meeting. Eric said
104 definitely the material.

105
106 As far as the noise is concerned, Jill McCullough suggested that if the fence went up for
107 Tori Dodge, it might appease some worry and anxiety. Eric said the fence is scheduled
108 for July 21st. Bob said he can try to do it sooner.

109
110 Kent and Cheryl acknowledged that the applicant is under a time line. They would like
111 to see them use the shaker post. Cheryl acknowledged that this is a business and he's
112 doing everything that's been asked of him. He's also agreed to check out the stone and
113 she acknowledged that she's seen the type of stone he wants to use and it does look
114 real.

115
116 Jill feels that there have been several operations on that property and it's in their best
117 interest that his business is successful and they are trying to be good neighbors. She
118 hopes they can show the same consideration to them. She thinks better communication
119 with neighbors, especially Tori, is needed. Hillary said she understands they want to
120 look professional but they and the Board need to understand that this project was very
121 hard for abutters. She thinks it's fair for the abutters to say they don't want something
122 that looks like a hospital , and that the Board sees to it that the property fits in the area.

123
124 Tyson would like the four requests to be considered individually and wants to see the
125 wall before he says ok. Jim felt we could have a motion to approve conditioned on a
126 secondary approval of a drawing and materials, and a revised plan for the entrance. It
127 seems to be the only sticking point. It would allow them to continue with other parts of
128 this and wouldn't take away the Boards ability to regulate the entryway.

129
130 Jim made a motion that we approve the amended site plan with the condition that the
131 Board have final approval on the revisions to the entry way walls. Kent seconded.

132
133 Discussion: None. Vote: Unanimous.

Eric Spofford and Bob Patel will come to the July 28th meeting to discuss the wall and bring better samples and photos of material to be used.

Other Business:

The Board received an email from Nancy Larson of the City of Concord relative to the Lakes Region Tent & Events application. There was discussion about Concord's involvement. It was agreed that new notices will go out for the August 11th meeting provided there are no appeals of the ZBA decision, and Concord would be noticed as an abutter.

Jim made a motion to adjourn. Hillary seconded. Vote: Unanimous

Meeting adjourned at 8:20 p.m.

Lori Gabriella, Secretary

Next meeting: July 28, 2014 7:00 p.m.