

MINUTES OF THE MEETING
OF THE
CANTERBURY PLANNING BOARD

February 23, 2016

BOARD MEMBERS PRESENT: Art Rose, Chair, Tyson Miller, Joshua Gordon, Hillary Nelson, Kent Ruesswick, George Glines.

BOARD MEMBERS ABSENT: Jim Snyder, Chris Blair, Alice Veenstra

OTHER PARTIES PRESENT: Alden Beauchemin, Lucy Nichols

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

Draft Minutes of February 9, 2016: Kent made a motion to approve the minutes of February 9, 2016. Joshua seconded.

Discussion: None.

Vote to approve February 9, 2016 minutes was unanimous.

Continued public hearing on Application for Site Plan Review of Matthew McKerley (McKerley Properties, LLC) at intersection of Oxbow Pond and Riverland Roads, Tax Map 267-45. Commercial Development of landscape business:

Tim Bernier, the applicant's representative, notified Lori that they had just received the information on the traffic issue and were not ready for this meeting. Lori will contact them and schedule them for the March 8th meeting as they requested.

Continued public hearing on Application for Site Plan Review of Lucy Nichols for property at 32 Oxbow Pond Road, Tax Map 267-82. Bed and Breakfast

Alden Beauchemin and Lucy Nichols were present to discuss the project. He reviewed the changes he made to the plan relative to lighting, pasture area, snow removal, traffic, sign, parking lot and the fencing.

Art explained to the members that were not able to be at the last meeting that abutters for a different project on Oxbow Pond Road had concerns about that project. The Board felt this project should address the same concerns since they are in the same area, and the Board felt the plan as presented needed more information prior to any approval.

The Board had general questions to include the proposed driveway and whether the road agent is involved. Alden confirmed he had a call in to him but that Lucy had spoken with him. The approval is in the works.

Lighting was discussed to be sure neighbors would not be affected by lighting and the applicant understood dark sky compliant lighting.

The waivers were addressed:

Landscaping waiver: All landscaping is already existing. Tyson made a motion to accept the waiver, Kent seconded. Discussion: None. Vote Unanimous. Waiver granted.

Lighting plan waiver: Although they have not provided a formal lighting plan, the lighting is all outlined on the plan, with pictures of the type of lighting to be used. Joshua made a motion to waive the lighting plan conditioned on the partial lighting plan provided. Kent seconded. Discussion: None. Vote: Unanimous. Waiver granted

Traffic study waiver: Alden presented a letter from his engineer outlining the expected traffic to the property. It is not a full blown traffic study, but they wanted to show vehicle trips now and what they expect. There is a slight increase, but not drastic. Tyson made a motion to grant the waiver, Kent seconded. Discussion: None. Vote: Unanimous. Waiver granted.

Noise waiver: The Board agreed there would be very limited noise from a B&B or the sheep. Joshua made a motion to grant the waiver, Kent seconded. Discussion: None. Vote: Unanimous. Waiver granted.

Tyson made a motion to approve the plan with the condition that the applicant obtain a driveway permit. Kent seconded. Discussion: None. Vote: Unanimous. The site plan was approved with the condition of the driveway permit.

Other Business:

Tyson asked what the Board would like him to contact Adrienne Hutchinson about. Art explained she would like to schedule a time for a representative from the Central NH Planning Commission to come in to discuss the recent impervious mapping project. Tyson will contact her.

Joshua brought up the issue of traffic on Oxbow Road as a general problem, not related to the projects that came before the Board. He inquired as to Concord's position on this. Art discussed the impact fee Concord collected when the gas station went in and the fact that Concord wants a traffic light but nobody really wants to pay for it. The Board talked about the amount of traffic in the Oxbow Pond area and the neighbors'

88 concerns. Hillary wondered if the Board needed to have a conversation about the issue
89 to determine what, if anything, it could do. Art said there's not a lot the Board can do
90 but acknowledged that the people on that road have real concerns and we need to
91 listen and address applicants concerns to the best of the Board's ability when they do
92 come in. Tyson said Concord and the State of NH are talking about who is going to put
93 the traffic light in and it's not something we need to be involved in.

94
95 Tyson let the Board know there was a candidate's night at the Town Hall Friday night
96 and encouraged the PB members who are running to show up. Joshua would be there.
97 There are three people running for the Board of Selectmen spot as well.

98 George made a motion to adjourn. Kent seconded.

99 Vote: Unanimous

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101 Meeting adjourned at 8:00 p.m.

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103 Lori Gabriella, Secretary

Next meeting: March 8, 2016 at 7:00 p.m.