

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

5 March 22, 2016
6

7 BOARD MEMBERS PRESENT: Art Rose, Chair, Jim Snyder, Co-Chair, Tyson Miller,
8 Hillary Nelson, Joshua Gordon, Kent Ruesswick, George Glines.
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10 BOARD MEMBERS ABSENT: Alternates: Chris Blair, Alice Veenstra
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12 OTHER PARTIES PRESENT: Ken Stern, Adrienne Hutchinson, Matt Monahan
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14 **Draft Minutes of March 8, 2016:** Kent made a motion to approve the minutes as
15 presented. Hillary seconded. Discussion: None. Vote: Unanimous. 3/8/16 minutes
16 were approved.
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18 **Matt Monahan of Central NH Regional Planning Commission and Adrienne**
19 **Hutchinson to discuss the Impervious Surfaces in the Town of Canterbury:**
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21 Adrienne Hutchinson and Matt Monahan were here to talk about the impervious surface
22 cover mapping project completed which addresses threats to water quality, erosion and
23 flooding by storm water. Adrienne is a new Canterbury representative on the Upper
24 Merrimack River Local Advisory Committee (UMRLAC). The Committee monitors the
25 property along the Merrimack River corridor by looking at permits and alteration of
26 terrain, wetlands and shore land and sends it to DES.
27

28 Matt said in 2007 UMRLAC completed their Master Plan of how they would manage and
29 protect the Merrimack River corridor. One of the items was to look at the impervious
30 surface coverage. Matt handed out two maps, one is town wide, one is a zoomed in
31 area of the commercial zone at Exit 17. Matt explained the maps to the Board and
32 reviewed the results memo he prepared (in file at town office). When you look at that
33 commercial area, storm water runoff is a concern. He suggested we look at site plan,
34 subdivision and zoning regulations to see if the best management practices are in
35 place.
36

37 Matt discussed percentages of impervious area for gravel and asphalt and how to
38 mitigate the issues. The memo he provided discusses seven categories that would help
39 the Board to determine if best practices are being used and, if not, how they can
40 improve that.
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42 Art explained that we don't have a planning staff but we do use a consulting engineer
43 for some plans. Art asked if there is a specific set of criteria that needs to be met and
44 we'll make sure, in our review process, we look at that criteria to be sure the project

45 meets it. Matt suggested the Board go through our regulations and make sure we have
46 what we need, but to focus on the seven items in the memo to maximize the storm
47 water infiltration and buffers are in place.

48
49 Jim said we have a 10% requirement for impervious cover right now. Matt said the
50 percentage should be on a parcel by parcel basis when applications come in.
51 Mitigation was discussed and how the Board would account for that within a project.

52
53 Joshua pointed out that the map Matt presented shows we have an issue at Exit 17, but
54 doesn't specify exactly what the issues are. Ken Stern was here with an interest as a
55 member of the Conservation Commission and asked if the Board would make an
56 applicant go through the time and expense of hiring an engineer to look into all of the
57 issues. Matt said not for all projects but some could require it. Art said in regard to the
58 Exit 17 map Matt brought in, all the Board needs to do is make sure the criteria is being
59 met, but how it's met is not the Board's problem. It's the applicants' problem for their
60 engineer to address.

61
62 They discussed MS4 requirements and adjusting regulations and how waivers could
63 apply. Jim asked Matt to email some documents to the Board.

64 .
65 **Discussion of Proposed Zoning Changes:**

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67 Tyson waded through the draft documents received from Steve Henninger. Art wants to
68 focus on the Table of Uses since the Conditional Use Permit will be an extensive
69 conversation.

70
71 Tyson would have liked to see a document that shows what the changes are that were
72 made to the Table of Uses. Right now we would have to do an analysis of comparing
73 the old with the new document. Joshua felt that we should do the Table of Uses and
74 Conditional Use Permits together or we would be duplicating a lot of effort.

75
76 Tyson wondered if we needed a subcommittee to review the drafts due to the length of
77 time it would take the Board. Tyson, Kent and Hillary volunteered to meet with Steve
78 Henninger to discuss the changes and would then report to the Board in a more efficient
79 way. All agreed on Tyson, Kent and Hillary forming a subcommittee.

80
81 **Other Business:**

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83 A warrant article was voted in at town meeting and now the old Zoning Ordinance is out
84 of date. Tyson will contact Jan to update that.

85
86 There was discussion about pre-application conceptual consultations as far as not
87 hearing from the applicants again and whether we need to follow up with them. Art said
88 no. If we had an actual application that was submitted to the Board, or an application
89 that was continued and we didn't hear from the again, then we would need to vote the

90 application as incomplete. No follow up is needed for pre-application conceptual
91 consultations.

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93 Kent made a motion to adjourn. George seconded. Vote: Unanimous

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95 Meeting adjourned at 8:15 p.m.

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97 Lori Gabriella, Secretary

Next meeting: April 12, 2016 at 7:00 p.m.