

MINUTES OF THE MEETING
OF THE
CANTERBURY PLANNING BOARD

July 12, 2016

BOARD MEMBERS PRESENT: Art Rose, Chairman, Tyson Miller, Kent Ruesswick,
Joshua Gordon

BOARD MEMBERS ABSENT: Jim Snyder, Hillary Nelson, George Glines, Alice
Veenstra, Alternate.

OTHER PARTIES PRESENT: Mark Stevens, Robert Fife, Lisa Fife.

Draft Minutes of June 28, 2016: Kent made a motion to approve the minutes as
presented. Joshua seconded. Discussion: None. Vote: Unanimous. 6/28/16 minutes
were approved.

**Public Hearing for Lot Line application of Fife and Alexander Trust, Old Tilton
Road and Northwest Road, Tax Map 233, Lots 35 and 36:**

Mark Stevens presented for the applicants. The applicants are only proposing to move
the current line, there are no new lots are being created. Both lots pre-exist zoning and
that's important because the Fife lot is under zoning minimum acres, but this will bring it
into compliance regardless. No state subdivision approval is required. Tyson asked if
there were easements on the property. Mark said no.

Tyson asked about the list of waiver requests. Mark said his waiver request letter is
based on the fact that there is no lot line adjustment checklist available. There is only a
subdivision checklist which does not apply to minor lot line adjustments, so most of the
requirements on the available checklist are moot points. They're not creating a new lot.

Art said based on the fact that this is a minor adjustment and there are no new lots, he
is in support of the waiver.

Joshua moved we approve all the waivers in paragraph 3 of the June 30th waiver
request letter. Kent seconded the motion.

Discussion: Tyson said the law says a lot line adjustment is a resubdivision and is
subject to all things outlined in subdivision requirements. In this case it doesn't matter
and the waiver covers it, but he just wanted Mark to know we may look at that those
requirements in the future if more was involved.

Vote: Unanimous. Waivers granted.

Further discussion on the application: Tyson wanted to point out that there are no easements on the property and therefore we did not need to notify easement holders by certified letter.

Abutter questions: None.

Joshua moved we accept the lot line adjustment. Kent seconded.

Discussion: None.

Vote: Unanimous. Application approved. Lori will send Mark the original Notice of Decision.

Board discussion of notifications to Board members:

Lori passed out an email from Joshua raising the topic of when the Board receives applications and/or documents from applicants as opposed to when the Board members are able to actually review them.

The Board looked at and discussed the procedures and bylaws. After discussion, Joshua was comfortable that since the Board agreed to send out all application documents to the Board when the agendas are sent out, he doesn't feel the need to work toward making that a rule at this point.

Other Business:

- Tyson talked about lot line adjustment email he distributed to the Board. He spoke with the NH Municipal Association attorney and clarified the regulations surrounding a lot line adjustment, subdivisions, and resubdivisions. After discussion, Tyson recommended the Board adopt a definition(s) about them. Joshua wanted to take a copy of Tysons email home to give it some additional thought.
- There was discussion about the information collected on various applications regarding contact information and easements. It was agreed Lori would update the forms for the Board's approval.
- Art reviewed mail received. No action was necessary.

Kent moved to adjourn. Joshua seconded. Vote: Unanimous

Meeting adjourned at 8:00 p.m.

Lori Gabriella, Secretary

Next meeting: July 26, 2016 at 7:00 p.m.