

MINUTES OF THE MEETING
OF THE
CANTERBURY PLANNING BOARD

June 9, 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, Joshua Gordon, Tyson Miller, Hillary Nelson, and Kent Ruesswick.

BOARD MEMBERS ABSENT: Alice Veenstra, Chris Blair, George Glines, BOS Representative

OTHER PARTIES PRESENT: Web Stout, Reginald Cloutier, Bruce Stratton, Dan Sperduto, Molly Sperduto, Judith Nelson, Ron Turcotte, Elizabeth (Terry) Lochhead, Daniel O'Lone.

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

Draft Minutes of 5/26/15: Jim made a motion to approve the minutes of May 26, 2015. Kent seconded the motion.

Discussion: None

Vote to approve 5/26/15 minutes: Unanimous.

Public hearing for Scott Herrick's Application for Subdivision, New Road, Tax Map/Lot 264/8:

Reggie Cloutier and Bruce Stratton were present as abutters. Web presented the plans. The property has 81 acres total on New Road near Picard Road. Two lots were cut out in 1998 and they are now cutting out another piece. They had to get a wetland permit for the driveway. They saw the Conservation Commission in February and had a wetlands permit approved. Their application was submitted to the State who had a couple concerns. 1. The engineer that designed this had one 12" culvert for the crossing and they wanted two 18" culverts. That was taken care of. 2. They wanted them to look at the additional property for access issues. They were satisfied with the results. Subdivision approval was granted on May 15, 2015 by the State. The new lot is a 3.4 acre lot. This is zoned rural. Jim said normally the road agent would weigh in on the culvert but it isn't necessary since the State already addressed and approved it.

42 Jim made a motion to approve the subdivision. Kent seconded the motion.

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44 Art asked if abutters had questions. Bruce Stratton pointed out a discrepancy in the tax
45 map number. The number on the application submitted was different from the previous
46 notices. It was confirmed that the application submitted was just a typo and the map
47 number is in fact 264. Mr. Cloutier feels this is a fine use of the property.

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49 Discussion by Board: There was discussion about multiple crossings of stream beds for
50 driveways and it was pointed out that it does not apply to this project.

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52 Vote: Unanimous. Subdivision approved.

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54 **Public hearing for Elizabeth Lochhead's Application for Subdivision, Baptist**
55 **Road, Tax Map/Lot 241/34 :**

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57 Daniel O'Lone presented for Berry Surveying & Engineering. The existing lot is 241/34
58 is approximately 88.4 acres. The proposition is to subdivide an 11 acre lot. There was
59 a survey done in the late 70's. Their current survey is built on top of that survey. David
60 Burt was the certified wetlands scientist who worked on this lot. The proposal is to drill
61 a new well on the lot. The existing well is located on the larger lot which will be sold.
62 There is plenty of frontage for each lot. Neither lot could be subdivided without some
63 sort of roadway coming in. There was a question about the actual frontage for the lots.
64 Elizabeth said the 11 acre lot is 378 feet and the other lot is over 320 feet.

65
66 Abutters present: Judith Nelson, Dan and Molly Sperduto, Ron Turcotte.

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68 Judith Nelson asked about the possibility of a road being put in. Jim said it's in the
69 agricultural zone and no road can go in. She also wanted information about the
70 topography of a certain area.

71
72 Art informed the Board there are two requests: A waiver of total boundary survey and
73 for total topography of the lot.

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75 After short discussions Jim made a motion to grant the waiver on the boundary survey.
76 Joshua seconded. Discussion: None. Vote: Unanimous.

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78 Jim made a motion to grant the waiver of topography on backland. Kent seconded.
79 Discussion: None. Vote: Unanimous.

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81 Art asked if any other abutters have questions. There were no additional questions.

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83 Joshua made a motion to grant the subdivision. Hillary seconded. Discussion: None.

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85 Vote: Unanimous. Subdivision was granted.

Review of Phelan Application for completeness only: The Board reviewed the plan presented. It was determined the application is complete. Jim moved to accept application as complete and schedule for hearing. Kent seconded. Vote: Unanimous. Hearing will be scheduled for June 23rd.

Other Business:

New Freedom Academy: Art received an email from the New Freedom place on Shaker Road. They'd like to come before the Board to show us what their landscaping proposal is. There was no landscaping plan at the time of Site Plan approval. Joshua recused himself from this discussion. Jim said the GC called him to toss ideas around and Jim suggested he gather all the ideas and come to the Board. Jim said, as Building Inspector, a lot of people asked about the conditions in the site plan and their concern that some items haven't been done. He's reassured them they have to meet all conditions and won't get a Certificate of Occupancy until they are met, and that the people at New Freedom are aware of that.

There was discussion about Board members being abutters and how that works with applications that are presented to the Board. There was also discussion about recusals.

Cluster Subdivisions: Tyson was previously asked to speak to Central NH Regional Planning Commission about cluster subdivisions. He talked to Mike Tardiff and he's willing to work with us to possibly find funding for their work through monies they have. Art said if they can come up with a summary of differences between our town and others and then talk to us about it, it would be helpful. Tyson said he imagines they may want to come talk to us to see what we want and what they could offer.

Master Plan: Hillary feels we should be looking at our Master Plan in an overall way. There was discussion about the Zoning Ordinance and the Master Plan. Hillary said we should be making sure our Zoning Ordinance works with our Master Plan. Art said at the very least, like he suggested last year, we look at our Master Plan and what we've done with our goals. He suggested that at our second meeting of the month, which is our work meeting, we look at the goals of one chapter and talk briefly about them, and continue that until we've reviewed all the goals.

Tyson wants to bring the budget process back to the Planning Board and would like the Board to be in control of its own budget. Art said we can take one meeting this year and talk about the budget.

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

Meeting adjourned at 8:20 p.m.

Lori Gabriella, Secretary

Next meeting: June 23, 2014 7:00 p.m.