

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

5 October 25, 2016
6

7 BOARD MEMBERS PRESENT: Art Rose, Chairman, Jim Snyder, Co-Chairman, Kent
8 Ruesswick, Tyson Miller, Hillary Nelson, Joshua Gordon, George Glines, BOS
9 Representative.
10

11 BOARD MEMBERS ABSENT: Alternate, Alice Veenstra
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13 OTHER PARTIES PRESENT: Ken Stern (Conservation Commission), John Elliott, Tim
14 Bernier

15 **Draft Minutes of September 13, 2016:** Jim made a motion to approve the minutes as
16 presented. Kent seconded. Discussion: None. Vote: Unanimous. 9/13/16 minutes
17 were approved.
18

19 **Review for completeness the Revised Application for Site Plan of JTG Properties**
20 **for commercial development at Scotch Pine and Riverland Roads, Tax Map/Lot**
21 **267/38:**
22

23 Art introduced the application for the Board's review for completeness. John Elliot was
24 present, along with his surveyor, Tim Bernier. The Board reviewed the application and
25 revised plan. Art explained this is a resubmission revising the site plan that was heard
26 by the Board at a public hearing on May 10, 2016 and then approved at the continued
27 public hearing on June 14, 2016. The project had gone before the Zoning Board and
28 was granted a variance on June 1, 2016. This project is a scaled down version of the
29 first project. The Board reviewed the prior site plan to compare differences and asked
30 the applicant to explain them. Tim explained the other project was getting too
31 expensive so John decided to downsize to about half the size. John said it's just a
32 garage for parking his own trucks and for his storage now. The building will be wide
33 open and will not have subsidiary uses. Tim said the last project had rental bays.
34 Joshua asked if he is running a business from there and John said no.

35 Jim felt they may not need site plan review if there is no business, although it doesn't
36 fall under residential use. Hillary asked what the use is. Tim said Warehouse.

37 Lori read portions of minutes from the May 10th and June 14th public hearings, and
38 Tim's informal update to the Board at the August 23, 2016 meeting. Jim looked at the

39 August 23rd minutes and made a clarification at line 42. Tim was referring to Concord's
40 engineer, not Canterbury's.

41 Ken Stern spoke to say he reviewed this plan and noted that this site is at the top of a
42 very steep bank and he's concerned about parking and roof runoff going over the edge
43 of the bank. Jim said we would discuss that at the public hearing rather than at this
44 meeting for completeness. Ken acknowledged that and said he also has concerns
45 about the 6" berm.

46 There were questions about the Zoning Board approval of June 1st. Tim said he has
47 the ZBA minutes but did not receive a decision yet. He said the Board was unanimous
48 and John has a variance for a warehouse. Lori will ask Lisa where the notice of
49 decision is. Tim advised the Board that they also resubmitted to the ZBA for a special
50 exception for parking and that meeting is on November 14th. Tim discussed the current
51 requirement of 2 parking spots per 400 feet, which is really for a shopping mall type
52 project. This property could fit 32 spaces but that would be more than they ever need.
53 Tim referred to Article 2.8 section D, General Standards of Zoning.

54 They discussed the Board's prior approval on June 28, 2016 and the conditions that
55 applied. Art stated all of that will be discussed that the public hearing if this application
56 is determined to be complete.

57 Tyson made a motion to accept this revised application as complete. Joshua seconded.
58 Discussion: None. Vote: Unanimous.

59 Art said with the exception of the storm water plan, everything from the prior approval
60 will carry forward to this revised application including any waivers that were submitted
61 and approved.

62 Hillary told Tim she will want to hear about the storm water runoff and to make sure we
63 get the zoning variance decision from June. Lori will reach out to Lisa. Jim would like
64 our minutes to reflect that we support that variance.

65
66 The public hearing will be scheduled for November 22, 2016.
67

68 **Subcommittee's update on Table of Use project:**
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70 Hillary reported that she is preparing a cleaned up version of the document they are
71 working on that outlines a comparison of the old and new, but it is a lot of work and it
72 isn't ready just yet. Tyson said the subcommittee has gone through the Table of Uses
73 which took weeks to do. Steve Henninger came to two of their meetings and they are
74 moving forward with what they learned at those meetings. They feel they need to meet

75 with the Conservation Commission and Zoning Board as well. Tyson said it's tedious
76 to go through and it will be very time consuming.

78 Two major items they're looking at are major subdivisions with an eye toward districts
79 and clusters as far as items that require Planning Board input, and they're looking at
80 conditional uses rather than special exception, and how/when the Zoning Board would
81 be involved. Hillary said the idea is to make it friendlier for applicants and abutters
82 since the two Boards look at projects in a different light. Art said the ZBA has criteria
83 that they work with, just as we have our criteria. Our criteria are a little more broad.

85 Tyson read the criteria for conditional use that they took that from the State RSA's. The
86 Board discussed the proposed language for conditional uses. They are continuing to
87 look at this and have not finalized anything. The discussion was based around special
88 exception and conditional uses (SE and CU).

90 They discussed major subdivisions in the AG zone and are looking at changing that
91 policy to allow for closer clusters, not more density. Also discussed was conservation
92 and the design of a cluster development with a view toward natural resources and how
93 much that had to be. Hillary said the idea is to keep as much open space as possible
94 while allowing less expensive housing. They're trying to balance the need for more
95 housing within how the Master Plan is written. Ken Stern said he would be careful with
96 clusters. Hillary is hoping the Conservation Commission will help by giving input on
97 language. Ken said he is here because the Conservation Commission is interested in
98 knowing how this will move forward, whether there will be a joint meeting and how they
99 can get up to speed. Art said when the subcommittee is to the point of discussing the
100 real document, he suggests a joint meeting of the Conservation Commission and ZBA
101 be scheduled. Hillary felt everyone should have the final draft document and be allowed
102 enough time to absorb it before scheduling the meeting. It's a lot to absorb. Hillary said
103 they are meeting with Steve Henninger again and will go through the last part with him.
104 They will have end up with a document showing what will be added, removed, or
105 changed.

106 Tyson said they discussed with Steve the Planning Board requirements of bringing a
107 road up to Class V standards and who would maintain those roads. The Board briefly
108 discussed that topic. They discussed the current situation of clusters, and what they are
109 working towards and weeding through to get to where they would like clusters to be.
110 They discussed septic and wells in cluster division with him as well.

111 Lucy Nichols mentioned Nubanusit Community Farm in Peterborough which is a cluster
112 development and sustainable farm. She suggested a field trip to that property might be

a good idea. Lucy asked if the Board would consider having a public meeting in the commercial district so the neighborhood could attend and understand what is being considered for changes. She said her goal is for the Board to reach out to that particular neighborhood in the commercial zone to be heard. Art suggested the subcommittee continue their work to get it to the point where we can meet with these other Boards and have a public conversation about it.

Hillary discussed the Shaker Village overlay district and the Museum district and the difficulties they're running into as far as defining districts. Jim said they may need to change the zone and said the overlay zone should follow the conservation zone. You can't rely on an easement for zoning. They will continue to work on this issue.

Joshua talked about cluster developments in relation to gated communities he's seen in Florida and how to prevent that from happening. Steve Henninger talked to the subcommittee about the ability to make clusters what you need or want them to be within the negotiation process.

Hillary talked about easements and who will watch over them. Steve told them Concord pays for their easements by logging and managing their wood lots. The money goes to the conservation fund for maintenance of easements. Ken discussed funds, perpetual stewardship, and land trusts. Ken said they are developing management plans now for selective cutting. Tyson wondered what the possible revenue would be from that. Ken said it depends what the structure of the piece of land would be.

The subcommittee will continue its work and once a document is ready outlining proposed revisions, a joint meeting will be scheduled.

Other Business:

Tyson went to the CNHRCP meeting and heard about the demographics of NH. 60+ is the only age growing in this state for the next 10 years. The young people aren't staying. A lot of the work we're doing now will need to address the older generation in order to accommodate this projection. Hillary said we also need to look at people with disabilities and what their requirements would be. Lucy said the Nubanusit development she mentioned are mostly older, single women.

There was no other business to be discussed.

Kent moved to adjourn. George seconded. Vote unanimous

Meeting adjourned at 8:30 p.m.

Lori Gabriella, Secretary

Next meeting: November 22, 2016