

MINUTES OF THE MEETING
OF THE
CANTERBURY PLANNING BOARD

May 26, 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, Tyson Miller, Kent Ruesswick, Alice Veenstra, George Glines, BOS Representative.

BOARD MEMBERS ABSENT: Joshua Gordon, Hillary Nelson, Chris Blair

OTHER PARTIES PRESENT: None.

Kent Ruesswick was invited to sit as an alternate for Chris Blair and Alice Veenstra for Joshua Gordon.

Draft Minutes of May 12, 2015: Jim made a motion to approve the minutes of May 12, 2015. Kent seconded the motion.

Discussion: None.

Vote to approve May 12, 2015 minutes: Unanimous. Minutes were approved.

Review of Scott Herrick's application for subdivision to determine if complete:

The Board reviewed the application and plan. There were no waiver requests submitted and all required items were included.

Jim moved to accept the application as complete. Kent seconded the motion. There was no further discussion. Vote: Unanimous. The application will be scheduled for a June 9, 2015 public hearing.

Review of Elizabeth Lochhead's application for subdivision to determine if complete:

Art read the letter from the surveyor, Berry Surveying. The Board reviewed the application and plan. A request for waiver of the boundary survey was submitted. All other items were included.

Jim moved to accept the application as complete. Tyson seconded the motion. There was no further discussion. Vote: Unanimous. The application will be scheduled for a June 9, 2015 public hearing.

Discussion of Kent Ruesswick's motion of 4/28/15 for the Board to undertake a five year review of the Master Plan relating to cluster developments in certain zones:

Art read Kent's original motion aloud. (Refer to the 4/28/15 minutes for official motion language).

Art discussed the concept of big sprawling subdivisions versus landowners using a small portion of their property for cluster type developments with zero lot lines and felt a lot of residents would look favorably on the idea. He referred to the Spruces as an example.

Tyson felt the Board could look at revising the Zoning Ordinance as opposed to revising the Master Plan.

George pointed out that cluster developments are not allowed in the AG zone, which is 70% of the town.

Jim felt there were two questions to consider: 1) would we be making changes to allowable zones? and 2) would we be making changes to the requirements for cluster developments? He thinks we need to be reviewing the cluster subdivisions in the Zoning Ordinance, looking at what surrounding towns are doing, and determining if they've been successful.

Tyson feels the Regional Planning Commission's involvement in reviewing what we currently have and making some suggestions for changes would be helpful.

Alice discussed incentives for developers to bring in affordable housing and workforce housing. The Board discussed pros and cons of cluster developments.

Art asked that the Board take a meeting to look at the goals at the end of the chapters of the Master Plan, as he suggested last year, and see where we are at with the goals.

Tyson will contact the Regional Planning Commission to get the ball rolling.

The items will be placed on the agenda at the end of July or early August.

Other Business:

- Tyson mentioned the idea of instituting impact fees. The Board discussed the pros and cons of those.

- Art informed the Board that Chris Blair requested to resign his position on the Board. Art felt Chris could take a leave of absence but said the decision is Chris'. The Board agreed.
- Tyson informed the Board he spoke with the Fire Chief about a fire exit for the proposed campground project. The Chief said it can be done. It will be discussed when an application is filed and public hearing is scheduled.
- Kent mentioned that the Board was going to look at the Table of Uses to see if anything needed clarifying. Tyson said he looked at Manchester's Table and it was very well organized. We should look at theirs. The Board agreed. It will be discussed at a future meeting.

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

Meeting adjourned at 8:15 p.m.

Lori Venie, Secretary

Next meeting: June 9, 2015, 7:00 p.m.