

MINUTES OF THE MEETING
OF THE
CANTERBURY PLANNING BOARD

APRIL 25, 2017

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

BOARD MEMBERS ABSENT: Alternate, Alice Veenstra

OTHER PARTIES PRESENT: Lucy Nichols

Draft Minutes of April 11, 2017: Jim made a motion to approve the minutes as presented. Kent seconded. Discussion: There were minor clarifications that did not require an amended motion. Vote: Unanimous. 4/11/17 minutes were approved.

Vote for Planning Board Officers: Kent nominated Art for Chairman, Joshua seconded. Tyson nominated Jim for Chairman.

The members asked Jim or Art if they had any particular thoughts on who would be Chair. Jim and Art each made a short speech stating they are willing and ready to be Chair, and are supportive of each other as well.

Vote for Vice Chairman: Art 3 votes - Jim 4 votes. Jim is the new Chairman.

Jim nominated Art for Vice Chairman: Kent seconded.

Vote for Vice Chairman: Art 7 votes. Art is the Vice Chairman.

Discussion of Proposed Table of Use Amendments:

The Board discussed the Commercial and Industrial zones using the draft amended Table of Uses prepared by the Subcommittee.

Art asked Hillary to take the lead as the spokesperson for the subcommittee. She reviewed the type of uses under commercial and industrial. The Board discussed home occupation and accessory uses. Joshua suggested as a procedural item, we should amend the Table and then later address the specific wording in the articles and definitions. Everyone agreed.

Other issues discussed were:

Section B - Institutional use: Jim felt all of B looked fine as is. All agreed.

Section C - Entertainment and recreation: Joshua questioned the requirement of buildings or recreational items being privately owned, such as town fields or pools. They will address C6 at a later meeting since it will require a lengthy discussion.

Section D – Personal and Business Services: Reviewed – no further discussion.

Section E - Medical: Further research will be needed.

Section F – Finance and Office: Reviewed – no further discussion

Section G – Lodging and Meeting Places: Need to discuss short term rentals further. Also need to discuss large scale recreation.

Section H - Retail: Reviewed – no further discussion

Section I – Restaurants, Eating and Drinking Places: Reviewed – no further discussion

Section J – Transportation, Communication, and Utilities: Further discussion is needed on smaller electrical and solar. The Board discussed conditional use versus permitted on some of the items. Definitions need to be addressed for electrical facilities. Jim will look into the electrical uses in other towns.

OTHER BUSINESS:

Art reviewed the previous discussion with the Selectmen about hiring an attorney to represent the Board for the racetrack concert issue. Art let the Selectmen know we were looking at a particular attorney. A proposal was sent to the Selectmen, and Joshua has met with the attorney, who is in Laconia. She is Jae Whitelaw from Mitchell Municipal Group. They have a client list two pages long where they represent smaller towns. Joshua brought her up to speed. The Selectmen sent Art a memo giving permission to hire the attorney and advising that our budget is \$5,500. Art spoke with Jae and reminded her it is a very small town with a small budget. Joshua confirmed that as well. Tyson asked about having a non-meeting with Jae. She indicated if the Board is meeting with their attorney, it is considered a non-meeting and we don't have to notice it. A non-meeting doesn't require minutes.

82 Tyson felt we need the application prior to that meeting. Lori will follow up with Danielle
83 in Loudon to get a copy of the application and a meeting will be scheduled with Jae
84 Whitelaw.

85

86 Kent moved to adjourn, Jim seconded.

87

88 Meeting adjourned at 8:45 pm.

89

90

91 Lori Gabriella, Secretary