

MINUTES OF THE MEETING
OF THE
CANTERBURY PLANNING BOARD

JUNE 13, 2017

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

BOARD MEMBERS ABSENT: Alice Veenstra (Alternate)

OTHERS PARTIES PRESENT: Mindy Beltramo, Jeff Beltramo, Web Stout, James Amico, Kathy Amico, Lucy Nichols.

Draft Minutes of May 23, 2017: Kent made a motion to approve the minutes. Joshua seconded. Discussion: None. Vote: Unanimous. 5/23/17 Minutes were approved.

Public Hearing for Beltramo Application for Subdivision at 164 Hackleboro Road, Tax Map 231-3: Jim Snyder explained the hearing procedure to the applicants. He asked Lori if she reviewed the application and whether it was complete. She confirmed she did, all items appeared to be included, and all abutters were notified. Art made a motion to accept the application as complete, seconded by Kent. Vote: Unanimous.

Public Hearing: Joshua asked the purpose of the waiver since topography lines were on the map. Web Stout, who appeared for the applicants, explained that this is such a large lot, he didn't believe topography for the entire property needed to be done, which resulted in the waiver. Web explained that this property is on Hackleboro Road and, prior to subdivision, is 17.69 acres. The Beltramo's would like to carve off a house lot of 6.1 acres, leaving 11.6 acres for them. It's in the Ag zone where minimum lot size is 5 acres with 300 feet of frontage. They needed 5 acres of buildable land, not including wetlands and set back. This plan gives them 5.04 acres of buildable area. He did topography on 6.5 acres. Art asked if this is the lot that was recently logged. Mindy confirmed and said it was a selective cut and they did a fantastic job.

Art also asked about the 50' right of way mentioned in the notes, but not actually on the plan. Web said it was shown on an old plan by Ray Cushman and is actually on the neighbor's property. There was a corrective deed that Web will provide a copy of for the Board's file.

Jim read the actual waiver for topography out loud. Kent moved to approve it, seconded by Joshua. Discussion: Jim said this is not an unusual request for a large lot and he didn't have any problem with it. Vote: Unanimous, waiver for topography approved.

The Board discussed the possibility of this being an odd shaped lot. Web said the decision of where to put the lot line was based on the owners desire to maintain ownership of the back land. They're selling the smaller lot and keeping the larger lot. Mindy said it's beautiful land and they'd like to keep it. Jim said the purpose of the Zoning language refers more to a very odd shaped lot, and this one is logical. The Board agreed. The lot numbers assigned to each lot were discussed and it was agreed by all they would be reversed.

Joshua made a motion to approve the subdivision, seconded by Kent.
Discussion: None. Vote: Unanimous. Subdivision application is approved.

Preapplicaton Conceptual Consultation – Amico – Commercial Driving School on Hall Street: Jim explained the purpose of the consultation for the applications. The actual lot number for the property being discussed was clarified to be 248-15.

Jim Amico passed out a two page overview for the Board. The Hall Street property is 5.1 acres. They'd like to purchase it and open a driver education school. They propose a 22,400 square foot building with a 2-3 acre paved lot for maneuvers. They teach auto, CDL and tractor trailer skills. They currently have a one acre lot on Pembroke Road in Concord and can't expand where they are. In February of 2020 the federal government is going to require all CDL applicants to go to formal schooling, which is not required now. This is the 2nd largest industry and there is a shortage of drivers right now. Jim and Kathy gave a background on the need for driving schools, the State requirements, and the demand. They are the only certified truck school in NH and have the highest pass and success rate for their students of any other certified school. Their graduates are actively recruited. They love Canterbury and hope to live there within the year.

Joshua asked why the building is 220 feet long. This allows them to pull six tractor trailers inside with room to spare. If it's raining out, it offers indoor room for cargo and engine classes. They're expanding their curriculum and will include loading docks as well. They operate 7 days a week and weekends. The classroom area would be busy between 8-5 and driving school for teenagers would be from 6-8 pm. They don't keep trucks on the road after 5:30. Hillary asked about weekend hours. The overall program is a 160 hour course twice a year. Fifty percent in the classroom and the rest is on the roads and parking lot. It requires 24 hours on the road and 58 hours in the yard. They discussed the layout of the parcel and where the building should be versus the parking lot. Jim and Kathy are paying attention to the layout to help use the building as a barrier for noise.

Jim Amico spoke with Joe Halla and reviewed the Table of Uses with him. They and this Board discussed classifications for education, warehouse storage, trucking, and other areas, but could not easily identify where this would fit within the Table.

Jim Snyder told them this isn't a problem with what they want to do, it's a problem with the Zoning Ordinance. If the use doesn't fall into a particular category, we have to send

people to the ZBA for a special exception or variance since it is not for this Board to decide what category a project fits in. He said the Board seems to feel this is a nice thing for Canterbury if it's located in the right place, and assured the Amico's the Board isn't looking to discourage them and we'd like to see them succeed.

The Board agreed it seems to make sense for the Amico's to contact the Zoning Board.

Kent informed them, for safety purposes, that when you pull out of Hall Street, you can't see past the big tree to get a good view. They may want to look at that in their planning before coming back to this Board.

Other:

- The Board received an invoice from counsel we hired for the racetrack issue. Jim suggested the Board talk about how fast the money will run out when it discusses the status of that issue.
- Brief discussion about building on Class VI roads.
- Short term rentals: There is a current Bill in the House regarding short term rentals that the Board discussed. Lucy Nichols advised that the NH Food and Lodging Association and Municipal Association is involved in discussions with the State. Lucy would like the Board to think about all of these issues when considering the conditional uses.
- Howard Moffet corrective plan: The Board received an email from T.F. Bernier explaining a labeling discrepancy on the prior Subdivision/Lot Line Adjustment Plan from September 2016. T.F. Bernier needs to file a corrective Plan at the Registry of Deeds. Jim explained the issue to the Board, who agreed this is a housekeeping issue. The Board agreed Pete Weeks can get the new Plan to Lori and Jim will sign it.
- Discussion about the racetrack's applications to the Loudon Zoning Board: Jim recused himself from discussions. The Board discussed the recent invoice from our attorney and that our goal is to minimize outside fees as much as possible. The Board agreed we selected this particular firm because they are very well versed and our money is being well spent. There was a brief discussion about our view of the applications and the upcoming Loudon ZBA meeting.

Art moved to adjourn, Kent seconded. Vote: Unanimous.

Meeting adjourned at 8:30 pm.

Lori Gabriella, Secretary