

MINUTES OF THE MEETING
OF THE
CANTERBURY PLANNING BOARD

JULY 25, 2017

BOARD MEMBERS PRESENT: Jim Snyder, Chairman, Art Rose, Vice-Chairman, Tyson Miller, Hillary Nelson, Kent Ruesswick.

BOARD MEMBERS ABSENT: Joshua Gordon, George Glines (BOS Representative), Alice Veenstra (Alternate)

Draft Minutes of July 11, 2017: Kent Ruesswick made a motion to approve the minutes as presented. Tyson Miller seconded. Discussion: Tyson wanted language added to the Minutes relating to the proposed zoning amendment he drafted for last meeting. He made a motion to amend the Minutes to include two items relating to Accessory Apartments. Kent seconded. Vote to amend Minutes was unanimous. Further discussion on Minutes: Tyson discussed the Cronin's preapplication conceptual consultation from last meeting relating to the percentage and dollar value language in the Zoning Ordinance. No additional changes were suggested to the Minutes. Discussion ended. Vote to accept Minutes as amended: Unanimous.

Acceptance of Matott Lot Line Adjustment as Complete: Jim asked Lori if she reviewed the application and plan, and if all items were submitted with the application. Lori confirmed they were and that seven waivers were included. Hillary moved to accept the application as complete, Kent seconded. Discussion: None. Vote: Unanimous. The application will be scheduled for public hearing for August 8, 2017.

Other Business: The Board agreed to hear other business prior to discussion of the Table of Uses.

- Tyson reminded the Board members that the Loudon Zoning Board meeting for the racetrack was this Thursday night and asked if we were prepared. Hillary confirmed she and Joshua had been working with Jae Whitelaw, and that both Jae and Joshua would make presentations. She also said Joshua had spoken with Jae about the recent invoice and confirmed she felt she could get through the meeting on the amount left in retainer.

Continued Discussion of Proposed Changes to Table of Uses – Agriculture Zone:

The Board continued its review of the Table of Uses picking up at the Agriculture Zone as follows:

44 Section A, Residential Use: When reviewing items A4-6 under Residential dealing with
45 cluster developments, Tyson pointed out that the definition of cluster development will
46 need to be revised.

47
48 There was discussion about multi-family dwellings and it was decided to remove
49 “duplex” in the two-family category. The Board also discussed minimum lot acreage for
50 multi-family and cluster developments. Art talked about the make-up of land and certain
51 obstacles a builder may run into when considering building multi-family dwellings. It can
52 be cost prohibitive. Hillary wants to make it possible for affordable housing to be built
53 and doesn’t feel the current zoning allows that. She feels it would welcome younger
54 people with children. She was also interested in preserving open space while building
55 that housing. Kent also felt we should encourage people to have an additional house
56 on their lot if they were interested.

57
58 Section B, Institutional Use: All items were reviewed and agreed upon.

59
60 Section C, Entertainment and Recreation Use: A new use is being proposed for
61 “Commercial or non-profit outdoor events.” A new Article and definition will need to be
62 created, along with regulations to be written. All other uses in this category were
63 reviewed and agreed upon.

64
65 Section D, Personal and Business Services: All items were reviewed and agreed upon.

66
67 Section E, Medical: Adult day care, assisted living, and nursing home care were
68 discussed as far as treating each type of facility in a consistent manner.

69
70 A new use is being proposed for “Dwelling facilities, with or without treatment, for
71 individuals who are disabled as defined by the Americans with Disabilities Act.” The
72 Board agreed this required further discussion and will need to be heavily defined.

73
74 Section F, Finance and Office: All items were reviewed and agreed upon.

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76 Section G, Lodging and Meeting Places: All items were reviewed and agreed upon with
77 the exception of the Board determining they would revisit Short Term Rentals. There is
78 legislation that requires further research and discussion by the Board.

79
80 Sections H (Retail) and I (Restaurants): All items were reviewed and agreed upon.

81
82 Section J, Transportation, Communication & Utilities: To be discussed at a later date.

84 Sections K (Motor Vehicle Sales and Service) and L (Manufacturing, Warehousing &
85 Construction): All items were reviewed and agreed upon.

86
87 Section M, Agricultural: The Board discussed this with a view toward large scale
88 operations, such as swine farms. After discussion, Hillary will create general language
89 to better define this.

90
91 Section N, Accessory uses to a principal residential use: The Board agreed it needs to
92 define Minor and Major Home Occupations. Category N8 is currently categorized as
93 "Keeping of Chickens" and the Board would like that revised to add "Livestock."
94 Definitions will also be looked at to be sure no revisions are necessary.

95
96 Section O, Accessory uses to principal non-residential use: All items were reviewed
97 and agreed upon with the exception of Residence for Seasonal Employees of a
98 Principal Agricultural Use. The Board agreed this should be a conditional use item to
99 ensure some oversight.

100
101 Section P, Accessory Uses to Any Principal Use: All items were reviewed and agreed
102 upon.

103
104 The Board completed its review of each category under the Agriculture Use, with the
105 exception of those outlined above that require additional research and discussion.

106
107 Jim moved to adjourn, Kent seconded.

108
109 Meeting adjourned at 8:30 p.m.

110
111 Lori Gabriella, Secretary