

MINUTES OF THE MEETING
OF THE
CANTERBURY PLANNING BOARD

AUGUST 8, 2017

BOARD MEMBERS PRESENT: Jim Snyder, Chairman, Art Rose, Vice-Chairman, Kent Ruesswick, George Glines (BOS Representative)

BOARD MEMBERS ABSENT: Joshua Gordon, Tyson Miller, Hillary Nelson, Alice Veenstra (Alternate)

OTHERS PRESENT: Leda Seymour, Dave Matott, Benjamin Matott, Scott Geno, Peter Weeks, Rick Zeller, Lucy Nichols

Due to lack of a quorum at the start of the meeting, the Board addressed Other Business first.

Other Business: Mail was reviewed and it was determined that no action was required by the Board.

Enough members were now present for a quorum and the meeting continued.

Public Hearing Matott Application of Lot Line Adjustment, Intervale Road, Map 249, Lots 14 and 15, Map 250, Lot 3: Pete Weeks from T.F. Bernier represented the clients, Darlene and Benjamin Matott. The application involves 3 lots. Matott's own Lot 15, Rick Zeller owns Lot 14, and Scott Geno owns Lot 3.

The first adjustment is on Map 250, lot 3, owned by Scott Geno. This will be an even swap of 539 square feet from Map 250, Lot 3 to Map 249, Lot 15. Then the same amount in another area of Lot 15 will go to Lot 3. The purpose of the adjustment is to provide Matott with at least 600 feet of frontage on Intervale Road. The previous survey was done by T.F. Bernier as well. Pete said these lots are split by the zone line. Lot 3 and part of 15 are in rural zone. The remaining part of 15 and 14 are in the industrial zone. Jim spoke to the applicants to be sure all parties were in attendance and in agreement and confirmed that they're not creating non-conforming lots. All were present and in agreement.

The second adjustment would be the Zellers (Lot 14) annexing exactly 43,560 square feet, or 1 acre, to Lot 15. The Matott's will be gaining one acre for their property. One of the waivers requested was for Lot 14 that would require a complete survey. A detailed survey of the portion of land that will be affected has been completed.

Kent discussed note #4 relating to ownership of the railway and that being outdated. Pete said that was just to show they are aware of the right of way and are aware it is owned by the State of NH. The State was notified as an abutter.

The Board reviewed the list of waivers requested. Art made a motion that we accept the waivers as presented. George seconded. Discussion: Jim said if new lots were being created, we would want to spend more time on this, but on a lot line adjustment not much is being changed. Jim asked if any abutters had questions about the waivers. They were unsure. Jim explained how a lot line adjustment works and how the waivers are reviewed. After Jim's explanation, the abutters were satisfied that these are typical waiver requests and had no questions. No further discussion. Vote: three were in favor, and one was not. Kent felt it appeared this is headed for a further subdivision and that we may be ignoring that by granting the waivers. Jim explained that for this application, the waivers are acceptable, but if it comes in for subdivision, we start over and would look closer at any waiver requests. Neither the Board nor abutters had further questions.

Ben Matott explained the whole reason for the acre behind him was that there is only 32 feet to the fence line. He wanted more area behind his house. He approached Rick Zeller to purchase the land and he said yes. Ben has no intention of subdivision any time soon, if ever.

Art made a motion to approve the lot line adjustment. Kent seconded. Discussion: None. Vote: Unanimous.

Additional Other Business: Lucy Nichols informed the Board that she's given it more thought and would like to become an alternate member. Jim said she has, in his view, provided a lot of helpful input as a town member during the numerous meetings she has attended, and he'd welcome her as an alternate and someday as a member if she so chose. Kent made a motion to appoint Lucy as an alternate. Art seconded. Vote Unanimous. Lucy will stop by the town office to be sworn in.

Rick Zeller also showed an interest in being an alternate and will attend a few additional meetings to make his decision.

Draft Minutes of July 25, 2017: Kent made a motion to approve the minutes. Art seconded. Discussion: None. Vote: Unanimous. 7/25/17 Minutes were approved.

Art made a motion to adjourn, Kent seconded. Vote: Unanimous. Meeting adjourned at 8:00 pm.

Lori Gabriella, Secretary

Next meeting: August 22, 2017