

1 MINUTES OF THE MEETING
2 OF THE
3 CANTERBURY PLANNING BOARD

4
5 AUGUST 22, 2017
6

7 BOARD MEMBERS PRESENT: Jim Snyder, Chairman, Art Rose, Vice-Chairman,
8 Joshua Gordon, Tyson Miller, Hillary Nelson, Kent Ruesswick, George Glines (BOS
9 Representative), Lucy Nichols (Alternate)

10
11 BOARD MEMBERS ABSENT: Alice Veenstra (Alternate)
12

13 OTHERS PRESENT: Web Stout, Cheryl and Donald Janelle, Sue Ann Erb, Cullin
14 Wible, Alexandria Dinome, Bruce Stratton, Bev Stratton, Ken Folsom (Town
15 Administrator)
16

17 **Draft Minutes of August 8, 2017:** Kent Ruesswick made a motion to approve the
18 minutes. Art Rose seconded. Discussion: None. Vote: Hillary Nelson abstained.
19 Unanimous. 8/8/17 Minutes were approved.
20

21 **Public Hearing for Erb/Zguris Lot Line Adjustment at New Road, Tax Map 264,**
22 **Lots 31 and 32:**
23

24 Jim Snyder asked Lori if she reviewed the application and if all required documents and
25 information was included. She confirmed. Joshua Gordon moved to accept the
26 application as complete. Hillary Nelson seconded. Discussion on completeness:
27 None. Vote: Unanimous.
28

29 **Public hearing:**
30

31 Jim acknowledged the abutters that were present.
32

33 Web Stout presented for the applicants, Sue Ann Erb and Alexandria Dinome. The
34 owner of the second parcel of land is the Zguris Family Revocable Trust. The Zguris
35 family was not in attendance, however, Web had a letter authorizing him to obtain
36 approval. The properties are on New Road and Southwest Road. Lot 31 is 11.8 acres
37 and lot 32 is 11.46 acres. The applicant is proposing to annex the cross hatched area
38 from lot 32 to lot 31, leaving lot 32 at 3.36 acres in size. The goal is to keep New Road
39 as it exists today. They are not creating a non-conforming lot. It is zoned Residential,
40 with a 2 acre minimum lot, which is what they have after deducting wetlands. They did
41 apply for DES approval and are awaiting approval on that. (Approval was then received
42 on 8/25/17 and provided for the file). The lots were created in 1979 or 1980. They are
43 technically not creating any new lots, but just swapping land.
44

45 Waiver request for topography and soils on Map 264, lot 31, and for a portion of Map
46 264, lot 32: Jim read the waiver request aloud. Art made a motion to grant the waiver,
47 seconded by Kent. Discussion: The question about not showing the topo/soils at the
48 bottom of lot 32 was discussed. Jim explained the waiver request process to the
49 members in the audience.

50

51 Jim asked if abutters had questions about waivers and there were none. No further
52 discussion by Board. Vote: Unanimous, waivers granted.

53

54 Continued discussion on application: Jim questioned the irregular lot that would exist
55 after the lot line adjustment. Joshua questioned the motive behind maintaining the lot as
56 is. Web stated the parties are not trying to create a new lot to build on and, in fact, it is
57 important to them to keep the area as it is.

58

59 Jim opened the hearing to abutters and the public:

- 60 - Sue Ann Erb, owner of lot 32, stated their house is up for sale and the neighbor,
61 Zach (Zguris Family Rev. Tr.) intends to stay at lot 31 for the rest of his life. He
62 was born on this land. He asked to redraw the line so it would be maintained and
63 nobody would be able to build on it. He is very concerned about maintaining the
64 land as is. Their legacy is to leave it in its current condition.
- 65 - Alexandria Dinome, co-owner of lot 32, has lived here for 15 years. She sits out
66 and looks at the wildlife, which they have a lot of and does not want that to
67 change. They'd like to keep the land the way it is for Zach.
- 68 - Bruce Stratton lives across the street and would love to see this go through. He
69 can't imagine anyone would want to build on the odd shaped area with the
70 swamp that's there even if they were interested in creating a new lot.

71

72 Jim told them the Board is always happy to hear the reasons the abutters have for
73 wanting a project to be approved and hearing their general input.

74

75 Discussion: A discussion was had about the odd shaped lot requirement and the
76 subdivision regulations (grossly irregular vs. intended use).

77

78 Art made a motion to approve the lot line adjustment. Kent seconded. No further
79 discussion. Vote: Tyson abstained, everyone else approved. Application approved.

80

81 Web will provide the Mylar for recording at the Registry of Deeds.

82

83 **Discussion of legal fees for outside counsel Re: NH Motor Speedway Music**
84 **Festival Application:** Jim explained the differences between a public meeting and a
85 non-meeting. After discussion, it was decided to continue with the meeting as is. Jim
86 recused himself and sat in the public area. Ken Folsom, Town Administrator, attended
87 as well as George Glines, who was in attendance as the BOS representative for the
88 Planning Board.

89

90 Art Rose, acting as co-chairman, gave a short history of the need to hire an attorney to
91 represent the Town of Canterbury's interests and concerns with an application in the
92 Town of Loudon for a musical festival by the NH Motor Speedway. He also reviewed
93 our prior discussion with the BOS representatives and the initial budget. He reviewed
94 the unexpected amount of time that the attorney needed to spend on our behalf due to
95 the Town of Loudon not noticing proper abutters, and some extra processes that
96 needed to take place. An invoice was recently received that brought the attorney's fees
97 over the initial budget that was discussed, which was unexpected by the BOS. That is
98 the reason Ken is here tonight.

99
100 It was understood and agreed by the BOS, the Budget Committee, and the Planning
101 Board that we have succeeded in our mission to assure that the Town of Loudon, and
102 their attorneys had the proper historical background information and that they followed
103 proper procedures. The Board is very happy with the legal services provided for
104 Canterbury and felt that with the extensive letter that was recently submitted to Loudon,
105 this is a sensible time to wrap up our work with the attorney. Joshua Gordon has been
106 working hand in hand with her since the onset to help reduce cost to the Town, and to
107 some extent will carry the ball. Joshua will be in attendance at the 8/24/17 Loudon ZBA
108 meeting, along with other members of this Board, and will to speak on behalf of the
109 Planning Board.

110
111 Discussion continued about payment of this invoice, future intentions of Canterbury's
112 involvement in the speedway's application process, and funding for future involvement.

113
114 **Other Business:** The Board would like to discuss the Table of Uses at the next
115 meeting.

116
117 Kent made a motion to adjourn, Art seconded. Vote: Unanimous. Meeting adjourned
118 at 8:30 pm.

119
120 Submitted by,
121 Lori Gabriella, Secretary

Next meeting: September 12, 2017