

MINUTES OF THE MEETING
OF THE
CANTERBURY PLANNING BOARD

September 12, 2017

BOARD MEMBERS PRESENT: Jim Snyder, Chairman, Art Rose, Vice-Chairman, Hillary Nelson, Joshua Gordon, Kent Ruesswick, Tyson Miller, Lucy Nichols - Alternate

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

OTHERS PRESENT: Jeff Morse and Keith Anastasy

Draft Minutes of August 22, 2017: Kent made a motion to approve the minutes. Joshua seconded. Discussion: None. Vote: Unanimous. 8/22/17 Minutes were approved.

Preapplication Conceptual Consultation of Jeff Morse and Keith Anastasy for possible storage facility – Old Boyce Road: The applicants are looking to put single story storage units and an office space on Old Boyce Road, Map 267, Lot 28. They have not purchased the property yet, they're here to determine what the Board sees as obstacles, or what steps will need to be taken. Setbacks and the nearby State owned property was discussed. They're trying to maximize the units, but want to understand the setbacks, open space requirements and basic regulations involved. Art talked about setbacks, paving, and storm water considerations. It was explained that because the first 100 feet of the property is in Concord, they'd have to go before the Board in Concord as well. Traffic in that area is an issue for Concord, and our Board will want a traffic study to be done as well.

The applicants' questions were answered. They would reach out to Concord to determine what their requirements would be and will return to this Board if they feel this is a viable project to invest in.

Re-Vote for Lucy Nichols as alternate member of Board: Tyson raised a concern that we voted Lucy Nichols in as an alternate without it being on the agenda and the public not having the opportunity to be present. There were also members of the Board absent that night. Tyson had no objection to the appointment, but wanted to be sure we did it in accordance with the rules. Jim said it does not affect the legitimacy of the vote, we had a quorum, a vote only needs to be held at a public meeting, and we are not required to hear public input. However, Jim was happy to hold a re-vote. Kent moved to approve Lucy as an alternate, Joshua seconded. Vote: Unanimous.

Discussion of Table of Uses: Natural Resource Zone: A description of the Natural Resource Zone was read aloud from the Zoning Ordinance. Hillary stated she looked at

current zoning to compare it with the changes recommended in the Board's working document. It was felt that areas in this zone should be low impact.

The Board agreed to strike a parking lot as an accessory use to a principal non-residential use because it is confusing.

A: Residential: Two family dwelling was removed. Only a single family dwelling will be allowed.

B: Institutional: Not permitted to everything with the exception to non-profit environmental education or conservation center.

C: Entertainment and recreation: Nothing is allowed in this category, nothing was changed.

D. Personal and Business services: Nothing is allowed in this category, nothing was changed.

E: Medical: Nothing is allowed in this category, nothing was changed.

F: Finance and Office: Nothing is allowed in this category, nothing was changed.

G: Lodging & Meeting Places: Bed and Breakfast is a conditional use category. Short term rentals were removed as a category as the State recently passed laws on short term rentals. All other categories stayed the same.

H: Retail: Nothing is allowed in this category, nothing was changed.

I: Restaurants: Nothing is allowed in this category, nothing was changed.

J. Transportation: No changes to this category.

K. Motor Vehicle – Nothing was allowed in this category, nothing was changed.

L. Manufacturing, Warehousing & Construction. Nothing is permitted in this category.

M Agricultural: Replaced aquaculture and swine with confinement feeding operations as a conditional use. The Board agreed by listing this as a conditional use, it would require applicants to show they are following best management practices in this zone. Raising and keeping of livestock in large confinement operation needs further discussion.

N. Accessory Uses to a Principal Residential Use: N1 and N2 will have to be defined and readdressed. All other categories are permitted.

O. Accessory Uses to a Principal Non-Residential Use: After discussion of this category, the Board will need to rethink farm market or stand, roadside stand, or pick-your-own-farm (M-10 and O-6).

P: Accessory Uses to any Principal Use: Everything is permitted in this category, except aircraft.

Note: The minutes do not contain each revision or specific line item discussed and is a general overview of the Board's ongoing work on this project.

Other Business: Jim recused himself. Some Board members attended the site walk at the speedway. The Chairman for the Loudon ZBA thanked Joshua for the Board's well thought out, long letter and said it was useful. There are further deadlines to submit information or comments that Joshua and other members will draft.

Kent made a motion to adjourn, Art seconded. Vote: Unanimous. Meeting adjourned at 8:45 pm.

Lori Gabriella, Secretary

Next meeting: September 26, 2017