

MINUTES OF THE MEETING  
OF THE  
CANTERBURY PLANNING BOARD

September 26, 2017

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

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

OTHERS PRESENT: Ken Stern

**Draft Minutes of September 12, 2017:** Kent made a motion to approve the minutes. Tyson seconded. Discussion: Joshua corrected his comment about the Loudon ZBA stating our letter was useful. No further discussion. Vote: Unanimous. 9/12/17 Minutes were approved.

**Discussion of Table of Uses: Center Historic District Zone:** A description of the Center Historic District was read aloud from the Zoning Ordinance. The following was discussed:

A: Residential: Single family, duplex, and two family are permitted. Conditional Use for Multi-family and Cluster Developments. Manufactured housing not permitted.

B: Institutional: Conditional Use for everything.

C: Entertainment and recreation: All categories were discussed and decided upon. Commercial or non-profit outdoor events needs additional work in most zones.

D. Personal and Business services: Service uses occupying up to 5,000 square feet of gross space is permitted. All other are not permitted.

E: Medical: Medical and dental laboratories and alternative treatment center for medical marijuana (Non-cultivation location) are not permitted.

F: Finance and Office: Permitted.

G: Lodging & Meeting Places: Hotels are not permitted. Inns and Bed & Breakfast are conditional use.

H: Retail: Sales of goods and merchandise within an establishment occupying up to and more than 5,000 square feet of gross floor area with no outside storage of inventory are Conditional Use. Everything else not permitted.

I: Restaurants: Restaurants occupying up to 3,000 square feet with no drive-through or entertainment is Conditional Use. Remaining uses are not permitted.

J. Transportation: Wireless towers, small wind generation, essential public utilities, and municipal facilities are conditional use. All others are not permitted.

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

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

M Agricultural: Raising and keeping of livestock in large confinement operation needs further discussion for all zones.

N. Accessory Uses to a Principal Residential Use: Minor and Major Home Occupation will have to be defined and readdressed. All other categories are permitted.

O. Accessory Uses to a Principal Non-Residential Use: Child Day care facility is conditional use. Farm market or stand, road side stand, or pick your own farm is permitted.

P: Accessory Uses to any Principal Use: Small wind energy and aircraft are not permitted.

The Table of Use discussion will continue at both meetings in October.

Ken Stern said from what he's heard he sees two categories that are important: Venues for large gatherings and home occupations. There will be a lot of interest in these two categories. He also said the need for a conditional use permit is required quite a bit in this document and we need a really good definition of conditional use.

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:** Lori updated the Board relative to the proposed storage unit preapplication conceptual consultation that previously came before the Board. After meeting with Concord, they are moving forward. Concord Planning Board was not overly concerned and felt their biggest requirement will be a traffic study.

Kent talked to Andru Volinsky and found that the rotary or lights near the Dunkin Donuts is not in the 10 year plan for Concord.

Kent made a motion to adjourn, Hillary seconded. Vote: Unanimous. Meeting adjourned at 8:30 pm.

Lori Gabriella, Secretary

Next meeting: October 10, 2017