

MINUTES OF THE MEETING  
OF THE  
CANTERBURY PLANNING BOARD

October 10, 2017

BOARD MEMBERS PRESENT: Jim Snyder, Chairman, Art Rose, Vice-Chairman, Hillary Nelson, Joshua Gordon, George Glines – BOS Representative, Lucy Nichols (Alternate)

BOARD MEMBERS ABSENT: Tyson Miller, Kent Ruesswick, Alice Veenstra (Alternate)

OTHERS PRESENT: Ken Folsom (Town Administrator), Ken Stern

**Draft Minutes of September 26, 2017:** Hillary made a motion to approve the minutes. Joshua seconded. Discussion: None. Vote: Unanimous. 9/26/17 Minutes were approved.

**Discussion of VRBO/Air BnB:** Joshua came across information about now another town regulates short term rentals relating to transient guests and the requirement of the property being owner occupied. He liked the language. Tyson was not present but submitted updated information on the State's RSA. The information was a proposal, not final language or law, and was reviewed by the Board.

Lucy passed out a handout and spoke to say the legislation last year did not move forward and the whole issue is currently with a study committee. A new bill will be introduced at next session. She also found information on the Municipal Association website that analyzed this issue and included the link on her handout. Lucy said there are two categories to these rentals. A homeowner renting rooms, and a large scale business where people own multiple properties and are renting them out. Hillary felt we should be weighing in on the study committee to let them know the Board's thoughts and concerns.

Ken Stern spoke to remind the Board that VRBO's intention was really geared toward vacationers and we shouldn't lose site of that. He pointed out that Canterbury residents may want to go away for a while and rent their home out on a short term basis for extra income.

Ken Folsom said one issue with Air BnB or VRBO is a life safety issue. With transient population coming in to someone's home, they're not familiar with the building, the exits, or the property in general. The Town currently doesn't have the authority to inspect for exit signs, smoke detectors etc. That is a life safety issue.

Hillary and Joshua would both like to see some oversight about working smoke alarms, exits, and whether ambulances and fire trucks can turn around on particular properties.

Hillary will draft a letter to the study committee stating our position.

Jim reminded the Board about an earlier conversation we had and as a result he tried to contact Air BnB to collect information. It was extremely difficult to connect with someone who would speak to a person in a regulatory position.

Ken Folsom said the New Hampshire Municipal Association conference is coming up in November and will have legislative updates, to include an update on this issue. Their website also has educational notices.

**Discussion of Class VI Roads:** Joshua provided language from RSA 674:41 about building on Class VI roads. His concern is the conditions that give rise for the need for the waiver to build. He is advocating that the Planning Board has a role in helping to establish the Class VI roads that should or should not be built on. Joshua was also wondering whether there was a list of the roads, or policy, that we should have.

Ken Folsom said there is a list of the roads, and the official DOT map lists the classes of each road. A single family home can be built on any Class VI road with a road waiver request, which is reviewed and signed by the selectmen. The Planning Board doesn't have the authority to say yes or no to the waiver, but they do receive a copy of the waiver request and are asked to give a recommendation to the Board of Selectmen. Any road waivers on record and the road agent inspects the road once per year to be sure they are wide enough for fire trucks. If deficiencies are found, a letter goes out with a deadline to come into compliance. Ken also said the BOS has denied road waivers before. It's not an automatic approval just because it's Class VI road.

The Board discussed various roads in Canterbury, and the procedures in general. Ken will forward the policy for Class VI Roads and any other information to support tonight's discussion.

**Other Business:** Lori passed out the 2018 Traditional March Town Meeting. Jim and Hillary thought it might be a good time to have a public hearing. Joshua and Art felt we should have the whole thing done so people can absorb it and then have a public hearing. The general feeling was that we have a lot more work to do.

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

Lori Gabriella, Secretary

Next meeting: October 24, 2017