

1 MINUTES OF THE MEETING
2 OF THE
3 CANTERBURY PLANNING BOARD
4

5 November 28, 2017
6

7 BOARD MEMBERS PRESENT: Jim Snyder, Chairman, Art Rose, Vice Chairman,
8 Hillary Nelson, Tyson Miller, Joshua Gordon
9

10 BOARD MEMBERS ABSENT: Kent Ruesswick, George Glines – BOS Representative,
11 Lucy Nichols (alternate), Alice Veenstra (alternate)
12

13 **Draft Minutes of November 14, 2017:** It was discovered that the email containing the
14 meeting documents was not received by members due to technical issues with the
15 Planning Board laptop. The Board agreed to postpone voting on the November 14,
16 2017 Minutes until the next meeting.
17

18 **2018 Budget Discussion:** Jim reached out to Ken Folsom to determine the status of
19 the current budget. Ken advised that due to the racetrack issue, we overspent our
20 budget but said discretion was up to Jim. Jim read the budget to the Board. He felt we
21 should deal with secretarial wages first. Lori is paid hourly. Jim felt her wage is lower
22 than what it should be and it should be increased to a professional wage. Art pointed
23 out that the Board has asked her to do more work with the applications it receives as
24 well. The Board discussed how many hours Lori averages now and in a busy year. Jim
25 asked Art how we go about recommending the new wage for approval. Art
26 recommended Jim talk to Ken Folsom and let him know the Board decided on a certain
27 amount and Art would handle it at the upcoming budget meeting.
28

29 Professional services budget: Art said the professional services budget this year was
30 \$8,000 and had been increased based on proposals from Central NH Regional
31 Planning. Some of that budget was used for CNHRPC and some was used for legal
32 fees. We will still owe CNHRPC \$2,500 to finish the work on the Table of Uses. As we
33 move forward with the zoning revisions, we may need to bring them back in to help
34 finalize the project. There was discussion about different scenarios in which the
35 Planning Board would need legal services, and that there are free legal services
36 available through the Municipal Association. Not all issues can be addressed through
37 the Association, but they are a good resource. Tyson suggested there is a discussion to
38 be had about Town legal fees versus Planning Board legal fees. Hillary wondered if we
39 can have a fund that accrues each year so when we need it, the funds are available.
40 There was a discussion about the need for a legal fee line item within the budget at all,
41 or if it would be included in professional services.
42

43 Jim explained that a lot of people look at a budget and think if we don't spend it, we'll
44 lose it. We want a budget that will be there when we need it. The Board agreed. Jim
45 agreed that increasing the professional services budget from \$8,000 to \$10,000 is a

46 wise move considering the work to be done in 2018. Joshua felt we may need to hire a
47 lawyer to review the final version of the Table of Use revisions.

48
49 **Table of Use issues for multi-board meetings:** It was felt that the Board has sticking
50 points while working to revise the Table of Uses that keep getting set aside for later
51 discussion. It would be helpful to bring other town boards in to discuss some of the
52 issues and get their input. One is electricity/utilities, another would be agriculture. Jim
53 asked if anyone follows Plan Link. It's an email type of set up where people raise a
54 question and others chime in with their input. He suggested we utilize that as well.
55

56 Hillary felt we should look at micro grids, which is power generation that could power up
57 five houses in a cluster development for example. She would also like to incentivize
58 solar panels in cluster developments since we're trying to promote those. There was
59 discussion about solar and wind energy and whether it will be used in the future. Tyson
60 suggested we discuss a zoning article where solar would be revenue neutral. As it
61 stands now, solar panels raise property taxes, which really take away the purpose of
62 installing them.
63

64 Art suggested it might not be a bad time to invite the ZBA, Conservation Commission
65 Chair, and anyone else we feel should attend, to come to a meeting and get feedback
66 from them. The Board agreed. Tyson suggested bringing Zoning and Conservation in
67 on separate meetings since the issues are different. Hillary agreed and said we need to
68 clarify what the conditional use permit will be prior to bringing the ZBA in. Art felt the
69 sooner we meet with them, the better off we will be. Jim sees a big difference between
70 ZBA and Conservation. ZBA is a judicial function and it's their job to make judgments
71 on the Zoning Ordinance that is adopted by the Town at Town Meeting. However, he is
72 happy to hear their input and ideas. Tyson said we need to have language saying the
73 Planning Board will administer the Conditional Use permits. We need to be prepared to
74 explain the whole process so it's clear. Tyson is going to send out a packet relating to
75 condition use prior to the meeting so all Board members have them.
76

77 Issues to be discussed in the future are:
78

79 Condition Use permit adoption
80 Major subdivisions in Ag or Natural resource zones
81 Cluster subdivisions
82 Table of Uses
83 Innovative land use
84

85 There was discussion about impact fees and exactions. Tyson read aloud what an
86 exaction is and what the requirements are.
87

88 Hillary stated she went through Minutes of old town meetings. It was voted to have a
89 Capital Improvement Committee. Art said there is one since it had to be formulated to
90 form the Capital Improvement Plan (CIP). It's run by the Selectmen but the CIP is a

91 Planning Board function. There was not a lot of cooperation from other boards so it fell
92 into disuse which is very similar to many other towns.

93
94 **Other Business:** Tyson reminded the Board about a discussion we had with the
95 couple wanting to move a lot line or subdivide property near their son's sugar house.
96 There was a question of moving a lot line across a road. He was at the regional
97 planning meeting recently and talked with Mitchell Municipal Group. Laura Spector
98 Morgan said as long as the town doesn't own the road, you can move a lot line across a
99 road since it's a right of way. Jim had a conversation with another land use lawyer and
100 was told you can't do that. Jim felt the applicant has the burden to answer this question.

101
102 As of now we will not plan to meet on December 26th due to the Christmas holiday, but if
103 something comes up, we will change that.

104
105 Joshua made a motion to adjourn, Hillary seconded. Vote: Unanimous. Meeting
106 adjourned at 8:15 pm.

107
108 Lori Gabriella, Secretary

Next meeting: November 28, 2017