

MINUTES OF THE MEETING
OF THE
CANTERBURY PLANNING BOARD

December 19, 2017

BOARD MEMBERS PRESENT: Jim Snyder, Chairman, Tyson Miller, Kent Ruesswick, Joshua Gordon, Lucy Nichols (Alternate)

BOARD MEMBERS ABSENT: Art Rose, Vice Chairman, Hillary Nelson, George Glines Alice Veenstra (Alternate)

OTHERS PRESENT: Sumner Dole and Kathleen Dole

Draft Minutes of November 14, 2017 and November 28, 2017: Kent made a motion to approve the minutes. Joshua seconded. Discussion: No discussion on either draft Minutes. Vote: Unanimous. 11/14/17 and 11/28/17 Minutes were approved.

Pre-Application Conceptual Consultation for Sumner and Kathleen Dole re: subdivision at Intervale and Sawyer Ferry Roads:

Jim explained the process of a Conceptual Consultation to the applicant. Sumner oriented the Board with the property and surrounding roads on the town tax maps. This area is just west of the power lines on Intervale Road. Jim said he thought Old Still Road may not be a Class VI road. Sumner had done some research and said there's a court case that says it is. The Dole's own lots 235-7, 234-3 and 234-4, approximately 66.6 acres, rural zone, which is 3 acre zoning. The lots come down to Intervale Road with about 1,800 feet in total frontage with no structures on any of the lots right now. Old Still and Intervale Roads have very steep slopes. All entry to the lots is up where Old Sawyer Ferry Road comes out to Intervale Road. They're looking to have a right of way at the top of the slope to get to the lots, or, are wondering how to come up with a better plan for access. The Dole's also own a 50 acre lot above which is in Northfield.

The applicants discussed the possibility of a cluster development, road waivers, and shared driveways. The Dole's are working with a surveyor and brought sketches of what a possible cluster development might look like, versus reworking the existing three lot lines for a new subdivision. The way the lots are now is poorly planned and they'd like to clean it up. If they went with a cluster subdivision there would be four lots, three house lots and the fourth owned either by one of the people from the three lots, or possibly by conservation easement for open space.

The Board reviewed various sections of the Zoning Ordinance regarding open space and Class VI roads with the applicants. There was also discussion about usage of a discontinued road.

There was further discussion about how long a shared driveway would be, whether it would be built before lots are sold, and a deeded agreement for maintenance. Kent said Wyven Road is a road brought up to Class V and suggested the applicants get in touch with Tim and Greg Meeh who could tell them all the covenants that went in to that project since Wyven Road is a private road. Luke Smith did a cluster subdivision, and suggested they may want to look at that also.

Conditional Use Permit Discussion: With the low attendance, Jim suggested we put off the discussion of conditional use permits. Joshua has a presentation he'd like to make and have in the record. Tyson also wanted to give an introduction to this topic. It was agreed to move the topic to the second meeting in January.

Other Business:

- Lucy went to a neighborhood meeting about the Exit 17 lot the Rosseau's are trying to develop. There was a discussion about what people would like to see in that area. Eleven hands wanted to see a grocery store, second was a sit down restaurant, and there were a lot of minor things that got 5-6 votes. The Rosseau's had a slide presentation about industrial development prices. The overall feel was that Concord needs a tax base which would be greater if the lot was commercial rather than industrial. The planners said they'd be flexible at this lot, or would consider rezoning from Industrial to Commercial. Lucy said there is fiber optics over there, which runs across the highway. She felt that makes the property more appealing for the whole area.

Lucy learned that the traffic study showed that 1.5% of the traffic at peak time is from Canterbury and 7.5% is from Whitney Road. All the rest is traffic from State Route 4. The estimated cost to improve the intersection is so high because the State also wants to reroute the 93 off ramps coming on to Route 4.

- The Board received a Voluntary Lot Merger that it reviewed and signed.
- Tyson said the next meeting of the Regional Planning Commission is before the Governor's Council. They want to support going ahead with increasing the tolls on the interstate to improve infrastructure. Tyson, as a member of the Commission representing Canterbury, voted we should do that. Tyson also reminded the Board there is an open Canterbury position on the Commission if anyone was interested.

Jim made a motion to adjourn, Kent seconded. Vote: Unanimous. Meeting adjourned at 8:15 pm.

Lori Gabriella, Secretary

Next meeting: January 9, 2017