

MINUTES OF THE MEETING  
OF THE  
CANTERBURY PLANNING BOARD

APRIL 24, 2018

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

BOARD MEMBERS ABSENT: George Glines (BOS Rep.)

**Draft Minutes of April 10, 2018:** Kent made a motion to approve the minutes. Art seconded. Discussion: None. Vote: Unanimous, 4/10/18 Minutes were approved.

**Vote for Planning Board Officers:** Tyson Miller nominated Jim Snyder, Kent Ruesswick seconded. Art Rose nominated Hillary Nelson. Hillary declined and nominated Art, seconded by Cheryl Gordon. Art nominated Joshua Gordon, who declined. Art then nominated Tyson, Kent seconded. Tyson declined. Joshua asked members of the Board who had a real interest in becoming chairman. Art reminded the Board that for the past 10 years or so he and Jim have been trading between being chairman and vice-chair. He feels it's time other people get involved in these roles. Jim stated he is happy to serve as chair and will serve if elected. He would like to see a new vice chair and delegate a lot more responsibilities to that chair, such as acting as chair for work sessions and the occasional public hearing as well. That way others are getting the experience for the day Art or Jim want to step down from these roles. Art said you can't fail at this job, you learn by mistakes and as long as Jim and Art are on the Board, even as alternates, they'll help.

Vote for Jim to be chairman for another year: Unanimous. Jim remains as chairman of the Planning Board.

Vice Chair: Nominations: Hillary nominated Tyson, Tyson nominated Hillary. Cheryl seconded on both. Hillary would really like to spend the next year paying extra attention to understand procedures and how the meetings are run, and would be more willing in the future. Jim nominated Joshua, Kent seconded. A vote was held and Joshua was voted vice-chairman.

Tyson pointed out that we're also short one Planning Board representative for the Central NH Regional Planning Commission (CNHRPC) and explained the obligations as far as number of meetings. Hillary was willing to do that. Jim appointed Hillary as the second member for the CNHRPC. All agreed.

**Conditional Use Permits:** Hillary wanted to start the conversation with the zoning map. There seemed to be a discrepancy between the description of Shaker Village Museum Preservation District and what the zoning map depicts it as. The Shaker

Village Museum Preservation District should be Shaker Village itself, and the rest is a historic district overlay. The map shows the overlay district, however the underlying zones are what should apply. The Board reviewed Articles 5.1, 5.4, and 13.2.B.1. The yellow shaded area on the map the Board was reviewing needs to sit only over Shaker Village, not the area it encompasses on the map. There was discussion about what land Shaker Village owns. It was agreed that the overlay district needs additional work. The overlay district is more permissive than the underlying districts. The map as drawn is misleading. Both the map and defining language needs to be fixed.

After discussion the Board agreed that Joshua and Hillary will draft amendments to that area. We will then talk to Conservation Commission, Historic Commission, and then Shaker Village. Kent was willing to step in and help as well.

Lori will check with Mandy Irving (Assessor) to see if she has the official zoning map. If not, she will check with CNHRPC since it appears they gave us the map in 1999.

### **Other Business:**

- Tyson discussed the Municipal Association. As part of their lobbying efforts, one of their ideas was for a 20% increase in current use tax if you fail to turn in a current use map. Tyson spoke against that and won on that issue. That item will not move forward. Tyson stated there are problems with current use. Cheryl told the Board that Mandy is fantastic and checks out all of the current use in Town. We have a good in house assessor and she takes care of any issues that come up.
- Lucy Nichols stated she is going to the zoning conference and will be attending the Zoning 101 seminar. In another 2 weeks there is another conference for planning for climate change hosted by NOAH and Antioch College. Lucy would like to go for one day and would like permission. The Board felt she should go and looks forward to hearing what she learns.
- Tyson said there's a new Nova program about weather changes and suggested all watch it. It's an excellent program.
- Tyson would like the Board to look into and discuss commercial solar farms and think about how we'd deal with them in the future.
- Hillary informed the Board that on 4/19/18 there was a Loudon Planning Board hearing for the Motor Speedway to build a quarter mile flat track (motorcycles) and they voted it was not regional impact. Jim said he was at the meeting and the track was on their agenda. There was discussion about regional impact and they learned they had not notified abutters properly. It was put on the next meeting, and they haven't voted on regional impact. Jim plans to attend and will speak on that topic.

Hillary called the Loudon Planning Board secretary and got the site plan. They will also send her the draft minutes. Joshua felt we should send a letter to the Loudon PB saying we want to be included in regional impact. Part of the concern is that NBC just signed on to televise the events and looks forward to big growth.

92 Joshua will draft a letter to be sent to the Loudon PB on the regional impact  
93 issue. Jim recused himself from this entire issue.  
94

95 Art made a motion to adjourn, Cheryl seconded. Vote: Unanimous. Meeting adjourned  
96 at 8:25 pm.  
97

98 Lori Gabriella, Secretary

Next meeting: May 8, 2018