

MINUTES OF THE MEETING
OF THE
CANTERBURY PLANNING BOARD

MAY 8, 2018

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

BOARD MEMBERS ABSENT: Hillary Nelson, George Glines (BOS Rep.)

Draft Minutes of April 24, 2018: Art made a motion to approve the minutes. Joshua seconded. Discussion: None. Vote: Unanimous, 4/24/18 Minutes were approved.

Discussion of Brookford Farm request for burger night. We received an inquiry from Jodie Martinez, the CSA Coordinator at Brookford Farms. They want to have burger night once per month during the summer and wanted to be sure they didn't need to come before this Board for any reason. Jim Snyder's initial thought was if they have a commercial kitchen then it falls under their State permit and he doesn't think we need to be involved. However, he wanted to run it past the Board for its input. There was discussion about the logistics of what the night would include. Cheryl Gordon's concern was the amount of traffic for the surrounding residents if it grew to be too big. Tyson Miller thought the event would fall under agritourism and they're fine. Art Rose said as the Planning Board we'd be concerned with safety, traffic, and noise, and as a farmer, Luke is just looking to broaden his revenue. It seems if anything it would be a special permit from the Selectmen to set certain restrictions if necessary. Jim pointed out that under our current regulations they don't need to go to the Selectmen since they're only looking at 75 people. Art agreed and doesn't see any harm, but feels there should possibly be a permit process for these types of events.

Tyson read RSA 674:32-b which relates to agricultural uses. At the end of the discussion the Board agreed with Jim's initial thought, but felt if Brookford Farms sees the event growing they should come talk to the Board. Lori will inform Jodie Martinez.

Table of Use discussion: Tyson presented a definition of Agritourism and gave some background. Legislation was just passed which is Senate Bill 412 relating to RSA 674:32-b. It is in now in front of the Governor. The language in the Senate Bill and Tyson's definition were discussed.

Tyson also mentioned that we may want to address the definition of "warehouse" in our Table. There was discussion about that definition and about creating a general catch-all phrase to allow projects in the commercial zone that don't quite fit under the current Table. Kent Ruesswick felt any language should also include the industrial zone.

46 The Board also discussed commercial solar arrays and short term rentals. Jim installs
47 solar energy and will do some calculations on kilowatts for solar arrays to let the Board
48 know what the size of a 100 kilowatt array is.

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50 Members of the Board felt short terms rentals should be registered so the fire marshal
51 could inspect them, just like he has to do for the bed and breakfasts in Town. The
52 general feeling is that the B&B's and short terms rentals should all be treated the same.
53 Jim suggested we decide how far we should go with this issue.

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55 **Other Business:**

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57 - Jim informed the Board that next Thursday (5/17/18) the Loudon Planning Board
58 is taking up the question of the racetrack's application for a flat track motorcycle
59 event and will discuss regional impact. Jim will be there.

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61 Motion to adjourn: Kent, second: Art. Vote: Unanimous.

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63 Lori Gabriella, Secretary

Next meeting: May 22, 2018