

1 FINAL

2 Minutes of the Planning Board Hearing

3 July 13, 2021, at the

4 Meeting House

5 Members Present

6 Kent Ruesswick (Chair), Greg Meeh, Anne Dowling, Joshua Gordon, Bob Steenson
7 (BOS rep in place of Cheryl Gordon), Hillary Nelson (alternate), Lucy Nicholls

8 Members Absent

9 Scott Doherty (Vice Chair)

10 Others Present

11 Stephanie Alexander, Senior Planner, CNHRPC (Central New Hampshire Regional
12 Planning Commission), Matt Baronas, (former intern and assistant planner)

13 AGENDA

14 1. Call meeting to order

15 Kent Ruesswick called the meeting to order at 7 pm. He asked the guests to
16 introduce themselves. Stephanie Alexander is a senior planner who has
17 worked on issues in Canterbury before including hazard mitigation. Matt also
18 introduced himself.

19 2. Minutes of June 22, 2021

20 Joshua Gordon made a motion to consider the Minutes of June 22. Lucy
21 Nicholls seconded.

22 Greg Meeh mentioned that that line 29 referred to everyone “wanting trails”
23 but he thought that was about 7th on the list. Anne Dowling said it was listed as
24 a higher priority under Recreation. Mike Tardiff had made the statement, so it
25 remained.

26 Kent asked for a vote to approve. Joshua moved the Minutes and Lucy
27 seconded – all members were in favor.

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30 3. Master Plan Ongoing Discussion with Stephanie Alexander and Matt
31 Baronas of CNHRPC
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33 Stephanie Alexander was to pick up the discussion from last time.
34 Stephanie said Mike will be with the Board next time (July 27).
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36 She handed out a work sheet for vision sessions. The CNHRPC has helped
37 many communities organize them. They can assist in choosing venues
38 depending on numbers. They can contribute staff and materials – like
39 easels – for the 5 break out groups which she had suggested on the work
40 sheet. These were: Transportation, Land Use & Economic Development,
41 Natural and Cultural Resources, Housing, Community & Recreational
42 Facilities and Energy, and Other if needed. The Planning Board should know
43 what questions it wants answers to. At the vision sessions there could be
44 PB staff, CNHRPC staff and maybe CCC staff too, to listen and be available.
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46 Points of Discussion included:

- 47 • Benefits of break out sessions, which tend to be small versus the
48 larger discussion format where residents get to hear each other.
- 49 • Whether or not to piggyback onto the Farmer's Market – indoors
50 sessions are mid-November and mid-December – or the outdoor
51 markets in September.
- 52 • How long to run the vision sessions for – 2 hours or 3 hours long and
53 when is the best time to organize, weekday evenings or weekend day
54 times?
- 55 • The benefit of holding vision sessions to raise difficult issues that do
56 need discussion ex. workforce housing, lot sizes, zoning restrictions,
57 how to have flexibility in decision making, the need to balance
58 agricultural uses of the land versus development including roads.
- 59 • The value of adhering to the basics of the old Master Plan which is
60 popular in town versus recognizing there are new issues that must be
61 looked at, ex. Exit 17 development which was not there 10 years ago.
- 62 • The probable benefits of doing things in smaller ways, 'nibbles'
63 rather than 'whole bites.'

- The probable benefit of adding an educational piece at the end of the Master Plan regarding the mechanisms that the Town has for reviewing change (ZBA role versus PB role)

Decisions Made:

- Add another breakout group specifically for Agricultural issues in town – this will mean contacting the Agricultural Commission in town
- Organize the main Vision Session for Saturday October 2, 10 am – noon, using the Town’s own buildings (Meeting Room, Town Hall, Library) as a separate event, not as part of the indoor markets (Kent to contact Library – Lois contact Jan Stout/Ken Folsom)
- Add internet/broadband access to the Community break out session (or make sure it is listed as an issue)
- There will need to be extensive and repeated advertising of this event in the town Newsletter and other avenues (fliers, Farmer’s Market staff, Town FB page, etc.)
- Food/drink should be included as an incentive though in terms of numbers 30-70 max is probably realistic.
- Start by inviting participation from the groups that are already assembled in town – these tend to be the folks who are engaged – to include Zoning Board of Adjustment, Agricultural Commission, Conservation Commission, Energy Commission, Recreation Commission, Library Trustees, Canterbury Community Farmer’s Market Association, Board of Selectmen, Fire Department
- The Exit 17 meeting could be separate – use the Quaker Meeting House perhaps after a workday to catch folks who have businesses in the area (so far this has not been organized)
- Stephanie will work on a draft flier and asked about photographs available – it was suggested she contact Ken Folsom for the jpeg image of the Town that is on the website (or Bob Scarponi at the Historical Society)

4. Adding Home Businesses to the maps

97 Matt spoke to this. The PB needs more time. Greg said they had been
98 writing home businesses on the map but there were plenty more to add.
99 They are trying to map the Special Exceptions for businesses in town. Many
100 home-based businesses do not have Special Exceptions – offices in the
101 house do not need them for example – but many have been to Zoning for
102 special exceptions, usually because there is a perceived impact.

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104 Stephanie and Matt were thanked for attending.
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106 5. Zoning issues (discussed at June 22 meeting)
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108 It was decided that the best way forward to deal with the issues that
109 Joshua Gordon had identified would be for him to contact the NH Municipal
110 Association in the first instance. Subsequently the Town legal counsel could
111 be contacted with whatever guidance had been given from the NHMA.
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113 6. Wetland Setback update
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115 Greg had talked to Ken Stern as Chair of CCC. Ashley Ruprecht was to be the
116 point person.

117 Bob shared an update from the CCC recent meetings and their views:

118 (i) Look at other towns of a similar size to Canterbury to see how they
119 administer wetland overlay (ex. Webster, Sanbornton, Salisbury,
120 Chichester) because the BOS are concerned about the difficulty of
121 enforcing a setback.

122 (ii) Start with a buffer for streams and ponds – which are outside of the
123 DES jurisdiction but important ecologically for wetlands and keep it
124 simple so it could be checked off by the Building Inspector.

125 Greg had talked to Art Rose again – he is interested in participating and will
126 get signed up at Sam Lake as an Alternate and then look at some plans. Art
127 can bring a developer's perspective. It is normal in the commercial world to
128 have wetland scientist's reports. That is not the case for ordinary
129 homeowners, however.
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131 7. Any other business

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- Greg mentioned the development of trails in town but there is not any policy for the management of them. Recently they have found a homeless encampment off a trail near their property and the drug treatment facility.
 - The BOS have been petitioned to upgrade part of Old Gilmanton Road, currently Class 6, into a Class 5 Town Road.
 - Lucy mentioned the Merrimack River is very high at present after recent rain, and this could prove dangerous for visitors. There is no beach.
 - Canterbury Hall – a Site Plan Review application has recently been received from Ann Berry for a change of use at Canterbury Hall, which is currently closed. The Board members present started an initial discussion. Some members felt that they would like to see what Special Exceptions had been given in the past and to know more about the proposed change of use. Was ‘Multi -Family’ the right box to check on the application? The Board of Selectmen consider that an update of the Site Plan would be sufficient. There had been a Special Exception given for ‘congregate care’ including room and board. Going to the ZBA was not necessary in their opinion.

154 8. Adjournment

155 Greg oved to adjourn at 8: 47 pm. All in favor.

156 Next meeting Tuesday July 27, 7 pm, further work session on the Master
157 Plan.

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159 Respectfully submitted,

160 Lois Scribner, secretary

161 (Addendum – the Library, Meeting House and Town Hall are reserved for
162 Oct 2, 10 am – noon and the Agricultural Commission has been contacted
163 pending other boards/groups also being notified).