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3 **PLANNING BOARD PUBLIC MEETING**
4 **“PLAN FOR TOMORROW” (MASTER PLAN)**
5 **TUESDAY, 12 SEPTEMBER 2023, 7 PM**

6 **Final**

7 **Members Present:**

8 Greg Meeh (Chair), Anne Dowling, Rich Marcou, Logan Snyder, Joshua Gordon, Hillary
9 Nelson (alternate), Kent Ruesswick (BOS rep), Lois Scribner (secretary)

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11 **Members Absent**

12 John Schneider (Vice Chair) and Ben Stonebraker (alternate)

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14 **Others present**

15 Mike Tardiff – CNHRPC director and Matt Taylor, senior planner

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18 **Others attending**

19 Steve and Sue Russell: Tim McGibbon: Keith Anastasy: Brian Cressy: Tim Sheedy: Matt
20 and Katie Mckerley: Lenore Howe: Alan Hodsdon: Silvia Styles: Craig and Corinne Pullen:
21 Kelly Short: Jill McCullogh and Tim Meeh: Doneta Fischer: Tyson Miller: Calvin Todd:
22 Clifton Mathieu: Sumner Dole: Brenda Travis: Anne and Dave Emerson: Donna Miller:
23 Ruth Mann: Rebecca and Benjamin Davis: Alison Witschonke: Howard Moffett: Judy
24 Nelson: Mark Stevens: Tom and Cheryl Franco: Lisa Carlson.

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27 **1. Call to Order by the Chair**

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29 Chair Greg Meeh opened meeting at 7:00 p.m.

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32 **2. Minutes of August 29, 2023**

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34 Chair Meeh made a motion to approve the minutes of the previous Minutes; ???
35 seconded. In a voice vote, all members present approved the motion.

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38 **Request from Town to try to avoid conditional approvals**

39 Meeh also announced a change to how the board evaluates applications, based on
40 recommendations from Town Hall staff. Going forward, the board will require an
41 accurate site plan to be included with an application before it's accepted as complete.

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3. Canterbury Plan for Tomorrow: Transportation, Housing and Land Use Chapters Overview/Recommendations

Meeh introduced Mike Tardiff, executive director of the Central New Hampshire Regional Planning Commission (CNHRPC). Tardiff and his staff have been working with the board on the upcoming 10-year update of the town’s Master Plan. To do that, it’s mapped out a tentative Plan for Tomorrow that can be used as a guide for possible zoning changes the board may put before voters at the annual Town Meeting in March.

Tardiff told the audience that Canterbury residents have long indicated that they like their town the way it is, i.e., its largely rural character. So, the CNHRPC has been studying ways to do maintain that while by updating the zoning regulations to insure more predictability in future development.

- 4. Potential Plan for Tomorrow implementation measures**
- **Mixed Use Zoning in the vicinity of Exits 17 and 19, and Rte. 106**
 - **Revisions to the Cluster Subdivision Ordinances**
 - **Potential reclassification of some Class VI roads to Class A trails**

CNHRPC changes may include: promoting a better understanding of the board’s planning process; addressing the need for more affordable housing by working on the Cluster Subdivision Ordinances; opportunities to increase the tax base (e.g., allowing more mixed-use development, particularly in the areas around Interstate 93’s exit 17 and 18); and reclassifying some Class VI roads to Class A trails.

Chair Meeh said that that in previous public hearings, the board heard from residents who expressed their desire to retire and continue to reside in Canterbury, or to have their adult children move into town on a year-round basis. The lack of affordable housing makes that difficult.

One way that the town has already successfully addressed the issue has been the addition of Accessory Dwelling Units (ADU), which can be adding a “mother-in-law” apartment onto a house or separate ADU within 500-feet of the main house. (The town might consider expanding that, allowing more than one ADU on a property.)

Chair Meeh said that one possible change to the zoning regulations would be to allow ADUs to be constructed without getting a special exception from the Zoning Board of Adjustment (ZBA). Right now, that process adds \$400 to the planning process. One resident asked how ADUs are considered after a property is sold; Meeh said that ADUs are not allowed to be subdivided from the main property and that either the ADU or the main house has to be owner-occupied.

87 Alternate Board member Hillary Nelson said that she's had an ADU for some time now
88 and they can very suitable for older residents. She pointed out that Canterbury has had
89 ADU policies for a longer time than many New Hampshire towns because it's been
90 helpful for our agricultural businesses. "We have an generous ADU policy here," she
91 said.

92
93 Meeh also noted that some farm buildings could be converted into dwellings or
94 commercial units. Tardiff said that having three or four dwelling units in one structure
95 could be part of possible revisions to the Cluster Development ordinance that the board
96 discussed recently: that could "allow the planning board to ask for a little bit higher
97 density in the right place." (Some design provisions could also be added to the
98 ordinance to insure that these projects fit in with the character of the town.)
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100 Regarding the issue of increasing the tax base, the town could update its mixed-use
101 regulations. Tardiff noted that that there is not a "lot of space" available adjacent to the
102 exit 17 area. The area around exit 18 is much larger.

103 There's also a section along Route 106, which could be considered for more mixed-use
104 development, although that area is different that the exit 17 and 18 areas.

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106 The town might consider creating an Economic Development Committee that can
107 promote these opportunities, Tardiff said.

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109 An ongoing issue is the need to improve broadband internet access; the state has
110 recently increased the area that would be eligible for funding for this.

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112 The town might form a Trails Committee, which can look at identifying and clarifying a
113 local trail system; that committee (working in conjunction with the Conservation
114 Commission), would look at Class VI roads and, if it's reasonable, convert them into
115 Class A Trails.

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117 Some residents were concerned because local farmers currently use Class VI roads for
118 agricultural purposes. Tardiff said that those uses would be maintained. A Conservation
119 Commission member said that the idea of a Trails Committee would be to look at
120 individual roads; there's no plan for a mass reclassifications.

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122 One resident added that in some communities, Class VI roads serve as fire roads and;
123 they could be maintained on a seasonal basis to allow for accessibility to summer
124 residences.

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126 Tardiff suggested that the issue could be related to the Transportation chapter of the
127 Master Plan, and Chair Meeh said he would support an evaluation of the roads.

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131 **5. Next Steps**

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133 One resident said that, while adding commercial development to the town might
134 initially lower residents 'property tax burdens, those benefits could be lost by the
135 additional cost to town services, i.e., to fire and police departments.

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137 Chair Meeh said he's learned recently that adding even a part-time ambulance staff to
138 the fire department would cost roughly \$500,000 annually.

139
140 Tardiff noted that town-related costs to residential development also include the local
141 school. Canterbury has a strong local elementary school, but the demographics are
142 trending towards smaller school populations.

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144
145 Chair Meeh said that he's recently seen information regarding a new study that will
146 soon be released about demographics and two issues impressed him: first, there will be
147 fewer young children per household, and, second, the number of single person
148 households is soaring, projected to go much higher, more than 30%.

149
150 Tardiff said those issues are related to affordable housing, because it means people will
151 have smaller units, i.e., 1 or 2-bedrooms.

152
153 The aging population is also related to the cost of town services, he added. With
154 children, those costs are largely schools; in older populations, you may have more
155 ambulance and other related services.

156
157 Chair Meeh said the town is going to need volunteers to address the concerns raised at
158 this meeting, particularly for possible Economic Development and Trails committees.

159
160 Chair Meeh cautioned the residents about being overly optimistic about how
161 development might reduce their property taxes. "Commercial buildings also require
162 services," he said. "There's no magic bullet."

163
164 But by updating some zoning regulations, the town might be able to attract more low-
165 impact development, including offices (dental, accounting, therapy, etc.). He also
166 conceded that the town doesn't have municipal water or sewage, which is a benefit for
167 other municipalities.

168
169 Tardiff suggested that the town pay special attention to the old gas station adjacent to
170 exit 18. "It's your entry to the town from that direction," he said. "You have to be
171 proactive."

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175 **6. Land Use Chapter – edits due September 18**

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177 Tardiff said that the board is coming close to the Nov. 1 deadline for completion of the
178 Master Plan and any zoning regulations changes to be considered at the Town Meeting.
179 He said the CNHRPC is current working with the board on the Master Plan’s Land Use
180 chapter and will then move on to the Facilities chapter.

181

182 The board will have a number of public meetings in the coming months where those
183 issues will be addressed.

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185 Chair Meeh stressed that the board would look at zoning regulation changes that would
186 be “incremental changes for a number of things.” There are no major changes to zones,
187 etc., that are being considered.

188

189 At one resident’s request, he added that proposed changes would be listed on the town
190 website. Tardiff explained that the CNHRPC has a “process map” that explains how
191 zoning regulations are brought forward and finally considered and voted on at the polls
192 during Town Meeting; he will provide the planning board with a link that could be added
193 to the town’s website.

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195 Chair Meeh also noted that the board will add some of the maps that have been crated
196 by the Conservation Commission to the website, including a map of town roads and one
197 noting all properties that are set aside for conservation.

198

199 The board’s next meeting, on September 26, will be looking at the Land Use chapter.

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202 **7. Adjournment**

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204 Chair Meeh adjourned the meeting at 9:10 p.m.

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207 Respectfully submitted, Ray Carbone, Recording Secretary

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