

1 **Planning Board Meeting**

2 **July 25, 2023, Meeting House**

3 **Final Minutes**

4 **Members Present**

5 Greg Meeh (Chair), John Schneider (Vice Chair), Anne Dowling, Rich Marcou, Kent  
6 Ruesswick (BOS rep), Logan Snyder, Ben Stonebraker

7 **Members Absent**

8 Joshua Gordon

9 **Others present**

10 Matt Taylor, CNHRPC Senior Planner: Corey Pethic, resident

11 **Agenda**

12 **1. Call to Order**

13 Greg Meeh called the meeting to order at 7pm. Ben Stonebraker was seated in  
14 lieu of Joshua Gordon.

15 **2. Previous Minutes of July 11**

16 Kent Ruesswick moved the previous Minutes. John Schneider seconded. All  
17 members present voted in favor of approving those Minutes except for Rich  
18 Marcou who was absent.

19 **3. CNHRPC update, Canterbury Fair plans, and discussion with Matt Taylor to**  
20 **give feedback to Mike Tardiff**

21 Matt Taylor, senior planner, said he was here in place of Mike Tardiff who was on  
22 vacation. Mike had wanted to let them know that they were working on draft  
23 Master Plan chapters (ex. Land Use) for the next meeting. Mike would want  
24 feedback on that and thoughts from the Board with regard to the Invest NH tasks  
25 relating to zoning ordinance amendments.

26 Matt had worked on a trifold brochure for the Board to use at the Canterbury Fair  
27 this coming weekend and thereafter around town. **Kent said he will be at the Fair**  
28 **all day and will bring something to hold these trifold brochures. Anne and Greg**

29 **will be there for some part of the day.** Some further edits were discussed – ex.  
30 just “Residents” not “Residents and property owners”. The dates for the public  
31 meetings should be in a ‘save the date’ space, on the front if possible. And later  
32 on, a version of this trifold can be put on the town’s website, the News section of  
33 the main page. Kal (who has replaced Jan Stout as administrative assistant) can do  
34 that.

35 **CNHRPC will print however many are needed. Matt agreed to bring 300 to Kent’s**  
36 **house on Thursday evening.**

37 There followed several wide-ranging discussions, consolidating issues that the  
38 Board has been looking at during the past year, in order to make decisions about  
39 zoning amendments content and timing. These included:

- 40 • Thinking about **terminology for new cluster housing** – ex. ‘**conservation**  
41 **neighborhood**’ or ‘**pocket neighborhood**’, given that **density bonuses**  
42 **would come with conservation** – Greg can talk to other Chairs at a joint  
43 **meeting on August 7** – maybe the ‘**more density for more conservation**’  
44 **idea can be discussed too**
- 45 • **Matt/CNHRPC can bring in some examples of how other NH towns have**  
46 **managed density bonuses/conservation in cluster developments**
- 47 • Being more flexible with frontage requirements – this is currently 300 feet  
48 per lot – many lots in town are long and thin but have that frontage yet  
49 cannot develop in the back of the property for lack of shared access
- 50 • Form based codes (in a recent Toolbox training) – i.e. towns pass codes to  
51 encourage the types of buildings they want to see
- 52 • Remembering that incremental change is much more likely to gain public  
53 support over time – residents feel very protective of some undeveloped  
54 areas, especially in the Center Historic District, and if residents feel that any  
55 proposed changes would encourage development in those areas, it is likely  
56 that resident opposition would defeat the proposal
- 57 • Workforce housing/commercial cluster development – what fits in  
58 Canterbury? The most successful and affordable has been The Spruces,  
59 which is federally funded and has 16 units on 14 acres and is more like a  
60 condo association. Is that the type of thing the town will countenance?

- Aesthetic restrictions are only possible at present in the Center Historic District and Shaker Village Historic District, but it is likely that any new development would need to be consistent with a sense of ‘New England’ and one way to do that is to use design guidelines in planning specific codes
- ADUs – as the Board has previously discussed, these are popular and could be more so if some of the current restrictions are loosened (ex. total square footage increased, remove the 500-foot-from-principle residence regulation) – it could be something allowed by a conditional permit along the lines of “conditional use based on siting that is not detrimental to the goals of the zone” (ex. not in the wetlands or hayfields)
- Driveways, shared and deeded access – there is nothing in the ordinance that says a property owner cannot give a deeded right of way to a neighbor but is a shared driveway in effect a private road? In the past Canterbury has discouraged shared driveways due to disagreements between neighbors coming before the Board of Selectmen. However, driveways should be included in ordinance definitions and subdivision regulations so it is clear what is meant by ‘driveway’ – and regulations can stipulate that there has to be deeded access and road maintenance agreements in subdivisions where a second driveway is shared
- **Issue of the confusion around the words ‘allowed’, ‘approved’, and ‘permitted’ in land use work – Greg to bring up with other Chairs**
- The issue of Restaurants in the ordinance – there are many different food preparation licenses issued by the state – it was agreed that it would be good to get the town regulations for restaurants to line up with the state regulations – **Matt said CNHRPC can look into the state classifications.**

Greg discussed an email from Kelly Short regarding some edits the Conservation Commission had for the Natural Features chapter of the Master Plan. The Agricultural Commission had also made some points, particularly to do with landowners’ rights and being clear about public access to trails etc.

#### 4. Site walk at Top O’ the Hill Disc Golf?

The Board felt that a site walk would be helpful, but not until there was an up-to-date site map from Marty Vaughn. It will be helpful for the Board to see the old map in the town office at some point, but it is not as complete as the site map

required now for the expansion. **Once the new site map is available the Board can schedule and notice a site walk.**

#### **5. Visual Buffers/Exit 18**

Kent raised the issue of the blue sign on the storage units by the highway. It is easily seen. A lot of trees are gone. The board could look into including visual buffers protecting vegetation. Kent will talk to Ken Folsom about what, if anything, can be done. Perhaps there should be a site walk to see what the Board missed?

#### **6. Corey Pethic – driveway access in a subdivision**

Greg had created a visual on the blackboard to illustrate the issue of subdivisions that need a second driveway for access and have the 300-foot frontage. Corey Pethic has such a situation on his lot with boundaries on Center Road and Rt 132. The Center Road side is very steep so cannot be used. Access would have to be from Rt 132.

Greg shared the Board's consensus that there was nothing in the ordinance to prevent Corey from giving such access, but it would have to be 1) deeded access and 2) there would have to be a "road maintenance agreement" between the two property owners. There are several shared driveways in his neighborhood already. It was also suggested he talk to the state again about a driveway permit as another way to create the subdivision for sale. Ultimately, he will need to have a surveyor work on the subdivision map and come back to the Planning Board again. The Board wished him luck.

#### **7. Housing Academy Trainings**

The flier about the 3 Housing Academy training courses led to discussion about how and when members might be available to participate. 3 members are required to sign up as part of the Invest NH grant funding.

Board members said they can watch a recording but the hours of both the virtual and in-person trainings are not helpful. The first is on August 3.

**Secretary to find out if any of these sessions will be recorded so they can be watched afterwards and let them know.**

Greg to ask Matt Taylor about how strict the requirements are for the same 3 members attending all 3 training sessions or is there any flexibility for attendance from the Board as a whole.

## **8. Adjournment**

Kent moved to adjourn, and Rich seconded. It was about 8.50 pm.

## **ACTION ITEMS**

- Matt Taylor to bring trifold to Kent Ruesswick Thursday evening
- Matt T to feed back to Mike T from Board discussions re zoning amendment ideas, restaurant classifications and examples of cluster developments from other NH towns
- Kent, Greg and Anne attending Canterbury Fair July 29 with brochures
- Greg to attend joint chairs meeting August 7 and bring up issues from recent discussions
- Kent to talk to Ken Folsom about the signage/loss of vegetation at Exit 18
- Secretary to find out about recordings of the Housing Academy trainings
- Greg to find out if all 3 sessions have to be attended by the same 3 board members.

Respectfully submitted,

Lois Scribner, secretary