

1 Planning Board Meeting – Draft Minutes

2 Tuesday February 13, 2024,

3 Meeting House

4 Members Present

5 Greg Meeh (Chair), John Schneider (Vice Chair), Kent Ruesswick
6 (BOS rep), Joshua Gordon, Rich Marcou, Logan Snyder, Hillary
7 Nelson, alternate, Ben Stonebraker (alternate).

8 Members Absent

9 Anne Dowling.

10 Others Present

11 Jim Snyder, applicant; Ron and Kristin Routhier; Debra Tomasek and
12 Keri Clock;

13 Barbara Corwin, applicant and Cassidie Corwin; Clifton Mathieu;
14 Web Stout, surveyor on behalf of Alfred Nash and Corey Pethic;
15 Chris Moultroup, Unitil Manager Forestry Operations.

16 Agenda

17 1. Call to Order

18 Greg Meeh called the meeting to order at 7 pm.

19 2. Previous Minutes, January 18, and January 23

20 Kent Ruesswick moved the Minutes of January 18, and Rich Marcou
21 seconded. All members voted in favor of approving those Minutes.

22 John Schneider moved the minutes of January 23, and Rich Marcou
23 seconded. Again, all members voted in favor of approving those
24 Minutes.

25 3. Jim Snyder – 115 Asby Road, Subdivision Application.

26 Logan Snyder recused themselves as an abutter/relative from all
27 voting on the application. Ben Stonebraker was seated to replace
28 Logan for this part of the meeting.

29 Jim Snyder shared copies of the plat with the Board and abutters.

30 Greg and members looked to check that the 5 items identified at
31 the January 23 completeness review meeting for completeness had
32 been taken care of. They were all dealt with on the plat.

33 Next the Board considered if the application was of Regional
34 Impact. The original lot shares a boundary with the adjoining town
35 of Loudon. Jim had already been to Loudon and shown them the
36 plan. **Rich Marcou made a motion that this application is not of
37 regional impact. Joshua Gordon seconded. There was no further
38 discussion and members voted in agreement.**

39 Then the Board considered Waiver Requests. Jim had earlier
40 requested a waiver on the wetland's delineation for the original part
41 of the subdivision. **Joshua Gordon made the motion to approve the
42 wetlands waiver request on the balance of the subdivision. John
43 Schneider seconded. Members voted in favor.**

44 Greg invited the abutters present to pose questions.

45 Ron Clouthier, of Mudgett Hill Road, asked about the dark rectangle
46 in the center of the plat. Jim responded it was something from the
47 Canterbury Ordinance, the 'buildable rectangle'. It had to do with
48 the buildable lot shape in relation to roads, which for this
49 application were relatively straight, not squiggly. The septic is not
50 required to go in that square and Jim had already applied to the
51 state to show the lot was appropriate for septic. Ron also asked
52 about the stream that flows through the culvert, otherwise their

53 yard would flood in springtime. Jim said any alterations would
54 require DES approval. He confirmed that the two dwellings in the
55 application included his house. Barbara Corwin asked what Jim
56 planned to build and he responded he had no such plans, the land
57 was to be sold. The abutters could have first right of refusal.

58 **Joshua Gordon made a motion to approve the subdivision**
59 **application since it was in compliance with the town Ordinance.**
60 **John Schneider seconded. All members voting approved the**
61 **application.** Jim spoke to the abutters to say that he was a prior
62 Chair of the Planning Board for a long time and had enjoyed this
63 process of being on the other side.

64 Greg asked Jim if he knew when the Cluster Ordinance was added?
65 Jim said it was adopted before he was on the board in 1996. He
66 said they knew it was a failure because builders never found it
67 practical.

68 Barbara Corwin asked Jim if he knew his application would pass
69 when he started. Jim responded that if one followed the regulation
70 then yes, generally minor subdivision applications are approved.
71 Major ones requiring road building are more complex. Greg added
72 that Jim had come for a conceptual meeting, then again for
73 completeness review and now finally the full hearing. The Board
74 thanked Jim for his application.

75 4. Web Stout – request for extension for Alfred Nash

76 Web Stout stated he was back again to ask for a further extension.
77 He and Alfred Nash are trying to find out the cost of bringing in
78 material and upgrading the North end of Wyven road. They hoped
79 to get material known as 'dirty dirt' free from a company in Loudon.
80 The state has regulations regarding where "dirty dirt" can be placed
81 as road base material when it is placed under the roadbed. The

82 state will want to know it meets those criteria, and they were
83 waiting to hear back. It is one way to bring the road up to a better
84 condition but can only be used in commercial and industrial areas,
85 not residential driveways. Web believed there were no wetlands at
86 risk. The new road will be about 1600 feet. The state paperwork
87 will have to be shown on the plan.

88 **Joshua Gordon moved that the Board allow another 60-day**
89 **extension for the subdivision application. John Schneider seconded,**
90 **and all members voted in favor.**

91 The Board asked about another subdivision Web is representing, for
92 Corey Pethic, on Center Road and Rt 132. It was agreed that the
93 completeness hearing would be on March 12 and the final hearing
94 on March 26.

95 5. Barbara Corwin – preconceptual discussion re 304, Intervale
96 Road

97 Barbara stated that her property is near Still Road, by the water
98 pipe and on the left-hand side. It is a 60-acre property, and she is
99 unsure off future plans and what to do with her big house. She has
100 11 ½ acres of hill and the rest is flat. Her favorite parts are the
101 gardens, barn, greenhouse and pond, and she does not want to sell
102 those areas. It is 2 lots already, but she said that Sumner Dole
103 prevented her having access to part of her property. The Board
104 explained some of the conditions she would have to consider. In the
105 Agricultural zone any subdivision would have to be at least 5 acres,
106 excluding wetlands, with 300 ft frontage, though it was discussed
107 that frontage could include two adjoining roads. Board members
108 thought it unlikely that the ZBA would grant a variance allowing
109 less than 5 acres. Alternatively, she could build an ADU for herself
110 or for rent so long as it was within the 1000 sq ft maximum and

111 was within 500 feet of the principal residence. That option would
112 not require any subdivision. The Planning Board is going to offer an
113 ADU workshop in the spring to make it easier for residents to
114 understand how to utilize them. Barbara was encouraged to come
115 back again if she wanted to discuss ideas further.

116 6. New Business

117 Joshua raised issues concerning Article 11, the building permit cap,
118 relevant whether the new proposals pass or not. The number of
119 permits should relate to the Capital Improvement plan. There will be
120 a need for real-time data as to who obtained permits and how many
121 were given out at any time. The Building Inspector, Joel French,
122 does keep such a data base, so the Board could work with him to
123 see regular updates. It was agreed to invite Joel to attend a Board
124 meeting in April.

125 Joshua had looked into the RSAs governing municipal building caps,
126 RSA 674.22 and RSA 674.5, measures to ensure the orderly and
127 rational development of municipal services. The RSA requires the
128 cap be supported in several ways such as a Capital Improvement
129 Plan and is specific in ways that plan is developed and maintained.
130 The Town used to have a Capital Improvement Committee but at
131 present that does not exist. The CIP should be looked at annually,
132 evaluated by the Planning Board, be related to the town's Master
133 Plan, and it's data should be reported to the legislative body, ie.
134 Town Meeting. It should be in the annual report to Town Meeting. If
135 the town does not fulfill the requirements of the RSA, we cannot
136 enforce a building cap.

137 Greg said the Board should talk to the town administrator about
138 this, and how to better comply with the RSA which will require the
139 Planning Board to be more involved with the Capital Improvement

140 Plan process. The Board of Selectmen have been doing this work for
141 some years. It should also be addressed in the Master Plan. The CIP
142 committee should include members of the Planning Board but other
143 relevant individuals too. It was agreed that it was complicated, and
144 connected to the Master Plan, but also separate from it to support
145 land use planning. Clifton Mathieu mentioned having read through
146 RSAs 674.1-2, and thought that some of the minimum requirements
147 were unnecessary. **Greg said he would reach out to Ken Folsom to**
148 **schedule a meeting with himself, Joshua and Ken.**

149 **7. Chris Moultroup – Unitil - Forestry Operations Manager**

150 Chris Moultroup noted that he had attended for the same reason
151 last year. Unitil is concerned to protect past pruning and
152 maintenance and also to protect the main power line that comes
153 into Canterbury from Boscawen, up Carter Hill Road and Center
154 Road. He had a list of hazzard trees on 4 scenic roads, Hackleboro,
155 Wilson, Old Tilton and Cogswell Hill. He required approval from the
156 Planning Board and then Unitil contacts homeowners about tree
157 removal and trimming. Asplundh trucks will be coming round to do
158 the work.

159 **Kent Ruesswick made a motion to approve the Unitil work, and**
160 **Logan seconded. All voted in favor of approval. Secretary to send**
161 **an email to Chris to say the Board has approved the work.**

162 **8. Adjournment**

163 Logan made the motion to adjourn. Joshua seconded. It was 8.02
164 pm.

165 Respectfully submitted,

166 Lois Scribner, secretary