

MINUTES OF THE MEETING  
OF THE  
CANTERBURY PLANNING BOARD

July 12, 2005

7:00 p.m.

BOARD MEMBERS PRESENT: Jim Snyder, Chair; Don Burgess, Bill Egan, Olly Fifield, Keith Kelley and Tyson Miller.

BOARD MEMBERS ABSENT: Jim Bassett, Chris Bowler, Lee Davis and Ken Stern.

The meeting opened at 7:00 p.m. with the Chair presiding.

Public hearing on a site plan review application filed by Ann Berry to rebuild the ell at Canterbury Hall into three independent living facilities (Tax Map 16, Lot 006). Olly recused himself from this hearing. It was determined that no abutters were present. Ann presented on her own behalf. She noted that she has had a number of people asking her to have independent living facilities as part of Canterbury Hall. She then presented the site plan, which she noted is conceptual, and she also presented a letter to all of the board members addressing the requirements set forth in the regulations and requesting some waivers.

She indicated that she had spoken to Dale Caswell at length about this project. There was discussion about an enclosed therapy pool as a water source, and Dale was very excited about that. She has included it on the site plan. Right now the existing residence is sprinklered, and she has a reservoir in the cellar for that. There is a hydrant outside. There is no pond site on the premises.

She has also spoken to Dale about possible parking under the barn, and he had no problem with that. The area is granite walled and concrete for 10 feet. The ceiling would be addressed with two or three layers of 5/8" sheet rock. There will be nothing above the parking area. They talked about the fact that there is a firewall existing now between the part of the house she is using now and the ell, and there will be an additional firewall between the proposed residential units and the barn. The exterior on the back side of the ell would have a second floor exit from each apartment to a fire escape balcony. There would also be a wired-in fire alarm system with battery backup. Dale indicated that he would come out on and do an inspection.

Ann mentioned that she had spoken to the highway department, and the existing emergency way will be retained. The driveway is wide enough for two vehicles.

She noted that they had put in a new septic system for ten bedrooms, and she believes the town office has the paper work on that. The driveway permit just came through for twelve people, although she only requested it for ten.

Ann then referred to items in the site plan review regulations for which she is requesting waivers, followed by her reasons for the requests, as indicated in her letter. Those items included:

- Section IV.2.a. – Soil types, trees and other vegetation, and topographical features. It is a fairly flat lot, and she is not going to be disturbing anything that would interfere with the grade of the existing land.
- Section IV.2.c. – Existing and proposed contours and finished grade elevations. Again, she will not be disturbing any of the existing grades.
- Section IV.2.i. – Size and location of all public service connections, gas power, telephone, fire alarms. Nothing is going to be changed. Everything is going to come into the same area.

The Chair commented that it is a fairly easy thing to note the locations of the connections in order to have a record for safety purposes.

- Section IV.5. – Landscaping plan. The landscaping will pretty much remain the same.

Ty asked if the board is looking at this as the first site plan. Because there wasn't a first site plan, if Ann says something doesn't change, is that relevant? The Chair responded that in a way this is the first site plan, because the project started for whatever reasons without site plan review but with Zoning Board approval. His personal view is to find a happy medium between treating this as brand new and something that is already in existence. He suggested that Ann should draw in the landscaping.

- Section IV.10 – Erosion and sedimentation control plan. Construction will remain within the existing building footprint, and should not affect surface soils significantly.
- Section IV.11 – Noise study. The completed project should not affect local neighborhood noise levels.
- Section IV.12 – Traffic study. The three units should not significantly affect local traffic.
- Section IV.13 – Lighting study. The three units should not significantly affect nighttime ambient lighting.

Referring to other items of required exhibits and data, Ann noted that some of the required information is not found on the drawing but is described in her letter. Those items and Ann's comments in her letter are set forth below:

- IV.2.d. – Layout and locations of catch basins and drainage features. No catch basins or surface swales exist on the property. Drainage is by sheet flow across the site.
- IV.2.g. – Location of existing and proposed utilities. The proposed project will not alter existing utilities. These include a drilled well water supply and septic sanitary waste disposal. Electricity and cable TV enter the business via aboveground lines.
- IV.2.h. – Size and location of water supply and sewage facilities. Her well and septic locations are marked on the site plan. No abutter wells or septic systems are located within 200' of the project.
- IV.7. – Size and location of signs. The facility currently has a small sign on the front lawn. No new signs will be installed as part of this project.
- IV.8. – Type and location of solid waste facilities. Garbage generated by residents is kept in closed containers that are stored within the existing barn. The completed project will not alter this practice.
- IV.9. – Snow removal and disposal. They plow their own snow with a small farm tractor. Snow is banked on the property.

Motion by Ty, seconded by Don, to waive the items as requested in Ann's letter of July 12, 2005. The Chair asked if there were any areas where the board members would like to see additional information. Ty stated that, if there were ever to be a fire, there should be on record the location of the public service, fire, etc. connections. Ann agreed to put a few more notes on the plan regarding those. Keith noted that the intent of the site plan review is to indicate where the utilities come into the property and into the building. Putting a dotted line on the plan would be helpful. Ann stated that she would indicate where the connection is for the fire trucks. Keith asked her to label it as an FDC (fire department connection).

Bill asked if there had been any further consideration about going beyond the footprint for this construction. Ann responded that the only thing that she has done is to perceive the units as having a bay window in the front, but that doesn't alter the footprint.

Motion passed unanimously.

The Chair noted that Ann had not requested a waiver of IV.4. which is a plan of all buildings, first floor elevations, etc. Ann presented an elevation photograph. She also noted that her original package included a back elevation of what the units might look like and also a floor plan.

Motion by Don, seconded by Keith, to approve the site plan as presented.  
Motion passed unanimously.

The Chair complimented Ann on her excellent presentation and the job she had done putting a package together.