

1 Planning Board Work Session - Draft Minutes

2 July 26, 2022

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4 Members Present

5 Greg Meeh, (Chair), Scott Doherty (Vice Chair), John Schneider, Kent  
6 Ruesswick, (BOS rep), Lucy Nichols, Anne Dowling, Logan Snyder  
7 (alternate)

8 Absent

9 Joshua Gordon

10 Others Present

11 Mike Tardiff, Director CNHRPC

12 Agenda

13 1. Call to Order

14 Greg Meeh called the meeting to order at 7.01 pm.

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16 2. Minutes of June 28, 2022

17 Scott Doherty made a motion to accept the Minutes of June 28. John  
18 Schneider seconded. All members present voted aye to approve those  
19 minutes.

20  
21 3. Master Plan/Plan for Tomorrow Ongoing Work

22  
23 a) The summaries of the Vision Session discussions

24 Mike Tardiff spoke about the vision session on June 18. The  
25 attendance and energy had been good. Individual email invites

26 helped. The CNHRPC staff had written full summaries, to include  
27 competing ideas and a comprehensive record of all the  
28 discussions. In the Land Use and Economic Development sessions,  
29 the most recurring themes seemed to be about retaining open  
30 space alongside creating different types of housing, plus  
31 development at Exits 17 and 18, and the issue of infrastructure,  
32 especially access to broadband internet. Mike commented if there  
33 might be an opportunity to work with Loudon about increasing  
34 use of technology. Towns are moving forward, as is Comcast. The  
35 surveys and Master Plan discussions provide the base for making  
36 the case for better infrastructure.

37  
38 In the Natural and Cultural Resources sessions concern had been  
39 expressed about climate change and invasive species. Regarding  
40 Transportation, Class 6 road policies and pressures are issues for  
41 further discussion, alongside interest in specific road issues. There  
42 was some hope that a trails committee might be set up in town  
43 resulting from Master Plan related discussions. While the ageing  
44 base of town volunteers is widely known, it was also  
45 acknowledged that some younger attendees had come to  
46 participate and that was unusual at these kinds of events, so  
47 something to be encouraged.

48  
49 Mike asked for feedback on the CNHRPC draft as it had been  
50 circulated. It is version 1. Discussion included:

- 51 • What to do moving forward about development at Exits 17  
52 and 18 – what kinds of commercial or industrial  
53 development is wanted? Should they be mixed use, with  
54 residential and retail together? Do other towns ex. Penacook  
55 serve as a model for likely pressure on growth in the future?

56 How will development be impacted by zoning and should  
57 both Exits be 'commercial'? Greg mentioned later that  
58 melding these zones is a goal for Town Meeting – not  
59 wholesale change of the zoning - Mike suggested having a  
60 meeting specifically for that topic as the next priority, aiming  
61 to do that in October.

62 ● The Center, (called 'the village' in the draft) and issues such  
63 as 'walkability' and 'sprawl' where there are not any agreed  
64 definitions – also impacted by the lack of a map of the  
65 Center Historic District that can show property lines (rather  
66 than describing past ownership in metes and bounds  
67 language) – should cluster development be allowed in that  
68 zone? Perhaps there should be a public meeting held  
69 specifically to invite discussion about the Center and what  
70 kinds of developments might be welcome and appropriate –  
71 some of these ideas could be included in the rewrite of  
72 Chapter 6 on Land Use (ex. pocket neighborhoods, types of  
73 cluster developments based on the definition currently in  
74 the ordinance) – many towns are also dealing with the  
75 problem of needing more housing options other than  
76 MacMansions – both cluster and multi family types of  
77 housing require more discussion and education of relevant  
78 issues – It was noted that the **ZBA will be holding a hearing  
79 for the proposed Boyce Road 'multi-family' application on  
80 Wednesday August 17.**

81 ● Tax base issues – should there be more discussion about  
82 whether development really does reduce the tax base of the  
83 town – generally it is the cost of public schools that drives  
84 the tax base in NH towns and the number of school age  
85 youth is declining overall – what incentives should be in

86 place to encourage certain types of businesses and how can  
87 these 'tools' be used?

- 88 • The new requirement from the State Legislature to present a  
89 written 'findings of fact' regarding a decision on an  
90 application – this is new, and towns are learning what it  
91 means. **Mike will ask Matt M from his office to provide the**  
92 **Planning Board with information regarding this new**  
93 **requirement.**
- 94 • What further steps are needed to fund this ongoing work  
95 with the CNHRPC office? Is this year's work already  
96 budgeted for in the \$8000 in the budget for the Planning  
97 Board or is that spent? Mike indicated they could be flexible,  
98 either having more than two phases, or drawing on grant  
99 funding if needed – **Mike would talk to Ken Folsom about**  
100 **that and ask Kent and Greg to be involved if necessary**
- 101 • Thinking about the format for the Land Use chapter still to  
102 rewrite – Chapter 6 – it could be shorter than in the past,  
103 with appendices – and more graphics included – Mike's  
104 office assisted the town of Sutton with their new Master  
105 Plan in this way and felt it was successful.

106  
107 b) Moving forward – next steps

108  
109 Mike suggested stepping back and thinking about the policy  
110 priorities, and then at a later stage, **have a sub-committee of**  
111 **his office staff and a couple of Planning Board members work**  
112 **on the redrafting once those priorities and key issues are**  
113 **resolved in discussions and then bring that to the full Board**  
114 **for feedback.** Also, the Board could work on two key chapters  
115 (the Vision Statement and Land Use chapter, for instance) and

116 take those forward to Town Meeting rather than having to  
117 complete the whole document by February 2023.

118 It was agreed:

119 1) **August 23 meeting: Greg to invite Matt and Matt B from**  
120 **CNHRPC office to attend** to discuss the land use issues  
121 (definitions, types of cluster housing and multi family  
122 development, Conditional Use permits, Center Historic  
123 District property map, use of graphics).

124 2) **September 27 meeting** – Mike can attend again to help with  
125 next steps.

126 3) **October 25 meeting** – could be the occasion to bring in  
127 residents of the Exits 17 and 18 neighborhoods and hold  
128 public discussion specifically about those issues – possibly in  
129 the Quaker Meeting House? Maybe with remote access?  
130 **Lucy offered to show anyone round that building to see**  
131 **what it had to offer.**

132  
133 5) Other Business

134 a) Greg noted that Tyson had retired as the representative from  
135 Canterbury on the Regional Planning Commission. Kent  
136 nominated John Schneider to replace Tyson. Greg seconded. All  
137 voted in favor. There is a form to fill in, for John's appointment by  
138 the Select Board. **Kent to get that form ready.**

139  
140 b) Anne Dowling has resigned from the Upper Merrimack River Local  
141 Advisory Committee, so someone needs to be volunteered for  
142 that seat too – Adrienne Hutchinson from Canterbury is still on it  
143 – **Kent to approach the Conservation Commission to see if they**  
144 **know of anyone.**

145

146 c) Invasive Species – Greg noted the concerns about this problem  
147 and that he had talked with Geoff Hubbell about his training  
148 about dealing with them as one would a fire, putting out spots as  
149 they spread - it was suggested that the Master Gardener program  
150 could be approached to ask for more input with education about  
151 invasive species – **Kent to ask the Master Gardeners about this.**

152  
153 d) The Storage Unit on Oxbow Road – Lucy noted that Joe Levitt had  
154 died last November. That project is unlikely to move forward.

### 155 **ACTION ITEMS**

- 157 • **Mike – contact Ken Folsom regarding the contract between**  
158 **the CNHRPC and the Planning Board for the Master Plan**  
159 **work**
- 160 • **Greg – contact the two Matts from CNHRPC to come to the**  
161 **August 23 meeting (and take notes, if possible, with**  
162 **secretary out of town – secretary will type up afterwards**  
163 **as minutes)**
- 164 • **Greg – follow up with Kevin Bragg about HDC contact with**  
165 **CNHRPC – is that under way?**
- 166 • **Kent – prepare the form for John Schneider to be rep for**  
167 **the Regional Planning Commission**
- 168 • **Kent – ask Conservation Commission about UMLAC rep**
- 169 • **Kent – ask Master Gardeners to take up invasive species**
- 170 • **Anyone – ask Lucy if you want to see the Quaker Meeting**  
171 **House as a venue for the October 25 public meeting**

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173 6) **Adjournment**

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175 Scott made a motion to adjourn, and John seconded. It was about  
176 8:10 pm.

177

178 Respectfully submitted,  
179 Lois Scribner, secretary

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184 Greg -- -to Scott made motion – John seconded – 8.10