

1 Planning Board Work Session - Draft Minutes

2 November 29, 2022, Meeting House

3 Members Present

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

6 Members absent

7 Joshua Gordon, Hillary Nelson (alternate)

8 Others Present

9 Mike Tardiff, Director New Hampshire Central Regional Planning Commission
10 (NHCRPC): Canterbury Community Power Committee (CCPC) members Howard
11 Moffett, Beth McGuinn and Lenore Howe: James Farqhar and Richard
12 Kleinschmidt (Friends Meeting House): Brian Cressy and Keith Anastasy (KJA
13 Capital): residents Even Hauptmann and Ben Davis

14 Agenda

15 1. Call to Order

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

17 2. Minutes of October November 15, Work Session

18 Kent Ruesswick moved the Minutes. John Schneider seconded. Scott Doherty
19 pointed out he was present at that meeting and was not listed. Members voted to
20 approve the Minutes with that amendment.

21 3. Mike Tardiff - CNHRPC

22 Mike's staff had started to work on the Special Planning Board Permits, looking at
23 the references to Commercial Cluster development and Excavations that are
24 currently in the ordinance. They were recommending calling these Conditional
25 Use Permits. They did have questions about the excavation regulations though.
26 They suggested that the driveway excavation permit is typically covered in site
27 plan or building permits, so it is probably not necessary. **Matt Monahan can**
28 **attend the next meeting and Planning Board members would welcome his**

29 **input. Mike can send over some information from Matt prior to the December**
30 **13 meeting. CNHRPC staff can walk PB members through the process that would**
31 **be involved in filing a Special Permit. They recommended that the Board**
32 **consider making these conditional use permits since CUP's are probably a better**
33 **way to address the more diverse uses the Board expects with a more mixed use**
34 **approach to the town's commercial and industrial zones. Matt Baronas was**
35 **working on the mapping exercise for Conservation/Agricultural zoning and he**
36 **also could come on December 13 to share what he had mapped out.**

37 Mike said they had heard back from Invest NH grant, and it looked good. They had
38 included work for revisiting cluster zoning and looking at Exits 17-18 and Rt 106
39 mixed-use zoning as well as looking at the Board's site plan regulations and
40 creating a land use handbook.

41 Mike asked if members had any other comments from the draft of the
42 Recommended Actions document shared at the last meeting. There was some
43 further discussion about median cost housing and mixed-use development and
44 the potential revenues that might result from what is already happening at Exit
45 17. **Greg suggested that Lucy Nichols bring some of her economic questions and**
46 **interests to the next meeting.**

47 4. Community Power – document check in

48 Howard Moffett clarified that the CCPC needed the PB members to look at their
49 draft which was in effect a place holder for CCPC and allowed them to put this
50 language in their Electric Aggregation Plan (EAP) and then say that the PB had
51 considered it. This did not prevent the PB members from modifying it later in the
52 Master Plan. There was some discussion about the text that had been shared.
53 They had not made Community Power mandatory for small businesses. The
54 recommendation for more EE stations was because there were only Tesla ones
55 currently at Exit 17.

56 **John Schneider made a motion to approve this draft from the Canterbury**
57 **Community Power Committee to use in their Electric Aggregation Plan. Kent**
58 **Ruesswick seconded. All members voted in favor.**

59 Howard said it was still a draft and they have to get language in it to include the
60 fact that the PB is considering putting something about energy in the next Master
61 Plan. Beth McGuinn said they will be working on this for the next few months.

62 Greg moved to the second document. This was a single page from Lenore Howe
63 distributed today, in response to Mike asking if there was language ready to use
64 for the Economic Development chapter. Greg had some issues with it. He felt it
65 made statements as fact that are not fact, and he would be happy to work with
66 them on that. Lenore said was not something they needed for their EAP but more
67 for the PB members and Mike. **Mike said he could talk to Greg about it, gave a
68 marked-up version to him and this can come up again at the next meeting.**
69 Lenore said they were open to suggestions.

70 Howard noted they are having their first public hearing on the EAP on Thursday
71 December 15 in the Parish House at 7 pm. They wanted to have as many people
72 come and ask questions. Greg said they were doing a good job of outreach.

73 5. Pre-conceptual Discussions

74

75 a) Keith Anastasy and Brian Cressy of KJA Capital – ideas about the 76 property at 114 West Road:

77 Members were shown a preliminary site map drawing for the 250 acres of the
78 property now owned by Keith Anastasy and Brian Cressy, formerly owned by Jody
79 Hildreth. The developers were proposing a residential project with 13 buildings,
80 giving 104 town house units, for purchase rather than rent, in the region of
81 \$375,000 or less, with 40-foot setbacks and 25 acres of trails and walking areas
82 around them. They envisaged water and septic facilities to be behind each unit
83 and fire sprinklers in each. They proposed the septics behind the units around the
84 North end, and a common well at the South end. They had attended the October
85 11 Vision Session and heard concerns about increasing housing options in town.
86 They had looked at a project in Pembroke. They had considered industrial and
87 commercial uses too.

88 Members asked further questions and gave some feedback. Currently that zone
89 does not allow residential development. The size of the proposal was also
90 commented on, being relatively large for Canterbury. It was explained that the
91 Board is looking to facilitate mixed use developments, with retail and services for

92 people living in town, likely to be appropriate for some of the people who work in
93 Canterbury, but this will take time, being written into the Master Plan
94 recommendations and then zoning changes. It was also noted that so many units
95 would have an impact on existing town services, for education, fire, police etc.
96 The developers were not looking to build everything at once, but could make a
97 start, see what the demand was and move forward. Essentially, they were open to
98 ideas and wanted to come up with something that made sense to townspeople.
99 Currently that land is not posted so members can walk it to get an idea of its
100 scope. Senator Harold French, abutter, is purchasing some smaller part of it in a
101 future subdivision.

102 Greg thanked Keith and Brian for coming in and suggested they keep an eye on
103 the Planning Board minutes and agendas online to find out what is happening
104 with the Master Plan and any zoning changes.

105 **b) James Farquhar and Richard Kleinsmidt – for the Friends Meeting House,**
106 **Oxbow Road**

107 James Farquhar explained that Joe Levitt had sadly died from accident so was not
108 able to continue his plans for that property. The Friends Meeting wanted to buy
109 the land, about 1 and ½ acres, since it is over the road from their Meeting House,
110 and it could be used for a memorial garden and a ‘green burial’ cemetery. If it was
111 part of their land they might not have to get another special exception. That
112 would need exploring. There is precedent for a ‘green burial’ site in Peterborough
113 and there was consensus that they could learn much from talking to people
114 involved with that. Their project would be a non-profit and they would make a
115 donation to the town in lieu of taxes.

116 Kent Ruesswick, Cemetery Trustee, said they should find out from the state about
117 what is acceptable and what is not. **Greg agreed to talk to Mike Tardiff about**
118 **their knowledge of such projects and asked Kent to talk to the Selectmen for an**
119 **opinion**, about how to go about all this with the current regulations and laws.
120 ‘Green burials’ are still so new there are not regulations for them. Lucy Nichols
121 thought the Levitt estate had a timeline for sale to pay off a mortgage and the
122 Meeting hoped to get an opinion on the allowed use prior to purchasing the land.

123 **6. Other Business**

- 124 (i) Lucy asked about the FEMA maps that had been forwarded to
125 members to look at. She has asked alternate Logan Snyder to help
126 her. She will let members know what they discover.
- 127 (ii) Greg asked about food security issues that come up and how to
128 include this in the Master Plan. It seemed that there should be some
129 sentences about this, that the Planning Board should be aware of
130 climate resilience issues. There was a consensus that this was
131 something that, like energy about a decade ago, does need
132 discussion. Kent mentioned the town's Hazard Mitigation Plan, and
133 Even Hauptmann spoke about that. He said it was a large and very
134 detailed document. A town committee had put a lot of work into it,
135 and things like culvert sizes, flood risks, food issues, were included.
136 The Planning Board could benefit from seeing it, it had been done in
137 time to be included in the Master Plan and it was on the town
138 website and was good for 5 years. **It was agreed to put Climate
139 Resilience and Hazard Mitigation on the next Agenda.**

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141 7. Adjournment

142 Scott Doherty made a motion to adjourn, and Kent Ruesswick seconded. It was
143 about 8. 15 pm.

144 ACTION ITEMS

- 145 • **Mike Tardiff, Matt Monahan and Matt Baronas to attend December 13**
- 146 **meeting for guidance on Special Permits, the Mapping exercise and green**
- 147 **burial regulations information**
- 148 • **Greg to talk to Mike about burial regs and the one page CCPC document**
- 149 **on energy and economic development**
- 150 • **Kent to talk to Selectmen about opinion on green burials in town**
- 151 • **For next agenda, December 1, add Lucy Nichols economic questions,**
- 152 **Climate Resilience and Hazard Mitigation Plan**

153

154 Respectfully submitted,

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156 Lois Scribner, secretary

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