

1 DRAFT

2 Minutes of the Planning Board Hearing

3 July 27, 2021, at the

4 Meeting House

5 Members Present

6 Kent Ruesswick (Chair), Lucy Nichols, Scott Doherty (Vice Chair), Anne Dowling,
7 Greg Meeh, Hillary Nelson (alternate), Joshua Gordon

8 Members Absent

9 Cheryl Gordon (BOS rep)

10 Others Present

11 Mike Tardiff, Executive Director, CNHRPC (Central New Hampshire Regional
12 Planning Commission), Matt Baronas, (former intern and assistant planner)

13 AGENDA

14 1. Call meeting to order

15 Kent Ruesswick called the meeting to order at 6.57 pm

16 2. Minutes of June 22, 2021

17 Hillary Nelson moved the Minutes of June 22. Anne Dowling seconded. Lucy
18 Nichols suggested taking out the mention of the 'bubble house'. Members
19 voted, all in favor, so the Minutes were approved.

20 3. Master Plan Ongoing Discussion with Mike Tardiff and Matt Baronas of
21 CNHRPC

22 Mike gave out color versions of Stephanie's draft fliers. He suggested using "Plan
23 for Tomorrow" rather than "Master Plan" and will take out "2010" from the
24 heading.

25 As secretary Lois had sent out email to members of the other committees and
26 boards in town with advance notice of the date, time, place of the visioning
27 sessions.

28 Mike suggested finding specific people in the other committees to connect with
29 PB members or CNHRPC staff. He could have about 5 of his staff to help on
30 October 2. Nearer to the time people could practice and role play the questions
31 they want to ask as facilitators. A list of questions for each group should be
32 generated as this was a good way to keep conversations going.

33 There was discussion about choosing the structure for the 2 hours on October 2.
34 It could possibly be a hybrid between whole group presentations and breakout
35 sessions.

36 From that discussion it was decided:

- 37 • The other committees and boards would be asked for their preferences
38 regarding structure
- 39 • **Kent (and Lucy) will attend a meeting of the Agricultural Commission on**
40 **July 29 since they were the first group to reach out** – Kent would like to
41 see a focus upon the issue of ‘how to retain the fields in Canterbury’
- 42 • It probably makes sense to use the Town Hall as ‘base’ given its size
- 43 • **Hillary will contact Ken Stern and Kelly Short for CCC involvement** (they
44 next meet in September)
- 45 • There should be 5 breakout groups not 6. These would be **1) Land Use,**
46 **Economic Development, Internet and Energy 2) Natural, Cultural,**
47 **Community and Recreational Facilities 3) Transportation (and roads) 4)**
48 **Agriculture 5) Housing, including Workforce Housing**
- 49 • Planning Board members need to discuss their own priorities and thoughts
50 about questions before discussions with other boards and commissions (ex.
51 issues raised in discussion included climate change impact, water ways,
52 roads and culverts, food resilience, location of commercial and industrial
53 zones in relation to the river – climate change could be relevant to all
54 groups)
- 55 • Questions came up about the Franklin Dam – **Mike said CNHRPC would**
56 **look for information about the Army Corps management of it**
- 57 • It would make sense to include Exit 17 issues in October 2 as well as
58 Sherwood Forest issues given that these two neighborhoods in town often
59 do not feel part of the wider town – they should be included, reached out

60 to, and see if anyone responds – perhaps a BBQ outreach? **Joshua Gordon**
61 **has been sending information to a contact in Sherwood Forest**

- 62 • This Plan for Tomorrow work does NOT have to be finished by Town
63 Meeting – this is part of the data gathering, as were the surveys, and there
64 should be time to consider the data collected before writing the rest of the
65 Plan with reflections and policy recommendations
- 66 • **Matt Baronas had started to look at mapping town businesses – Joshua**
67 **had been in touch with Jared Reynolds of UNH Coop Extension in**
68 **Boscawen.** There is a state wide source for businesses. Obtaining data
69 about special exceptions and zoning decisions at the local level would be
70 impractical – **Mike said he would be in touch with Jared too.**
- 71 • PB Members still need to decide if they wish to map businesses with
72 ‘shingle’ up or as many of the home occupation businesses as possible
73 (obvious examples are the campgrounds, sap houses, air bnbs etc) – the
74 need to keep this information more readily accessible could be included as
75 a recommendation in the Plan
- 76 • Mapping businesses probably needs its own work session
- 77 • **Mike will send the next drafts of the fliers to Lois to forward to Members,**
78 **along with some sample questions to get that started** – and Mike and
79 Matt will return to PB meeting August 24

80

81 4. Completeness of Site Plan Review Application from Canterbury Hall Trust

82

83 Members discussed next steps. The Special Exception for a Bed and
84 Breakfast plus minimal elder care granted in 1992 from the ZBA had been
85 shared. At the time the use was allowed in zoning. However Multi-family
86 apartment buildings are not allowed in the Agricultural zone. Some
87 members thought the new proposal was a change in use. It was decided
88 that Ann and Jay Berry should be invited in writing to the next PB meeting
89 on August 10.

90

91

92 Scott Doherty made a motion to table the discussion and to **give Ann notice**
93 **that the Board wished to talk with her about the application.** Joshua
94 seconded and all members voted in favor of the motion.

95

96 5. Any other business

97 Joshua had spoken to the lawyer at the NHMA on the issue of the Variance
98 standards in the zoning ordinance. In Joshua's opinion this was the issue with
99 the greatest legal liability. The NHMA advice had been to 'mimic the statute'.
100 **Joshua would work on a proposal that would eventually need to go to Town**
101 **Meeting.**

102

103 6. Adjournment

104 Scott made a motion to adjourn at 8.25 pm. Greg seconded. All members
105 in favor. **Next meeting TUESDAY AUGUST 10, 7 pm.**

106

107 Respectfully submitted,

108 Lois Scribner, secretary

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