

1 DRAFT

2 Minutes of the Planning Board Hearing

3 September 14 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, Cheryl Gordon (BOS rep)

8 Others Present

9 Sumner and Kathleen Dole, and David Krause, LLS : Revd. Stephen Blackmer,
10 Church in the Woods

11 Mike Tardiff and Matt Baronas, CNHRPC

12 Ken Stern and Kelly Short, Canterbury Conservation Commission

13

14 AGENDA

15 1. Call meeting to order

16 Kent Ruesswick called the meeting to order at 7 pm

17 2. Minutes of August 10, 2021

18 Scott Doherty made motion to approve the previous Minutes. Greg Meeh
19 seconded. There being no discussion, members all voted to accept the
20 August 10 Minutes.

21

22 3. Lot Line Adjustment - Preconceptual discussion, Sumner and Kathleen Dole,
23 Sawyers Ferry Road

24

25 Kent invited the applicants to describe the project. Licensed surveyor David
26 Krause shared some history. There had been a major subdivision back in
27 1977 or thereabouts. There were 8 to 10 subdivisions made then, and now
28 there were 3 remaining. This proposed lot line adjustment would reduce
29 the size of 2 of those lots and increase the size of the last one. They would

30 be approximately 17.85 acres, 5 acres and 42.8 acres respectively. David
31 Krause handed out a map showing the proposed changes marked in yellow.
32 The lot has frontage on Intervale Road and Old Still Road and is within the
33 boundaries of Sawyer's Ferry Road, which is a class 6 road.

34
35 Members asked questions of the applicants. It was ascertained that the 17-
36 acre lot is intended for family members and will include a new driveway.
37 The small lot will stay in the family too. The largest lot may be subdivided
38 again in the future. The map being shared this evening was not the final
39 version, but it was said to be extremely accurate. The owners thought that
40 power lines would come in off the road and then go underground to the
41 house that the Dole's family members would build. They were asking for a
42 waiver on wetlands since this is a dry sandy soil area. There was some
43 discussion about the exact measurements of the frontages. And the spring
44 that flows out at the Intervale was raised as an issue given that it is known
45 people in town use that water even though it may have been posted as
46 unsafe. There was concern that the spring should not be further
47 compromised by a leach field. Sumner Dole planned to follow well head
48 directions. It is likely that the full Site Plan Review application for a Lot Line
49 Adjustment will be submitted soon and given a public hearing on Tuesday
50 October 12.

51
52 4. Church in the Woods, auxiliary building Preconceptual discussion, Steve
53 Blackmer

54
55 Revd. Steve Blackmer spoke to the proposals the Church in the Woods has
56 for a small auxiliary building to go with the existing chapel and meeting
57 house. This is on the part of the 106 acres they own that are given over to
58 the outdoor church that opened a few years ago. The new structure
59 proposed would have an indoor composting toilet, space for a library, and
60 provide an alternative to the sacred space for worship that currently exists.
61 He envisaged it to be 700 square feet, free standing, about 1000 feet in
62 from Foster Road, across from the chapel. He said there would be no living
63 areas, no kitchen, though he hopes to have running water. There is already
64 a dug well. No septic would be needed for a composting toilet. There would

65 be a small woodstove for heat. Kent commented that so long as it was not
66 living quarters that all sounded appropriate. It would be built on slab. At
67 present there is no electricity but there are solar panels on the chapel and
68 there would be electricity run from those. Currently there is no wifi
69 capability either but that would be very helpful to have. There is a propane
70 tank already there.

71

72 Members requested that the wetlands in the area should be put on the
73 plan and map when it is drawn up. If the application for site plan review
74 was ready in time the public hearing could be on Tuesday October 12. The
75 secretary should check the existing files for the plan submitted in 2015. An
76 up-to-date abutter list should be obtained.

77

78 5. Canterbury Conservation Commission liaison with Planning Board and
79 CNHRPC for Plan for Tomorrow work

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81 Hillary Nelson (alternate) explained she had invited both Ken Stern and
82 Kelly Short to the meeting to discuss common interests in terms of the Plan
83 for Tomorrow work, particularly in terms of Agriculture and Conservation
84 issues that the Planning Board had begun to discuss with the Agriculture
85 Commission.

86

87 There followed discussion about some of the ways in which Agricultural
88 interests can conflict with Conservation priorities, such as the prohibition
89 on building housing for farm workers in the current
90 Agricultural/Conservation zones. It was noted that the zoning ordinances
91 were created some time ago. No one working on these issues today created
92 them. There were likely areas of common interest as well as different
93 priorities. It was thought that any discussion in a public forum should be
94 kept as general as possible. And that this was also a mapping project. Some
95 information was already held by the CCC in terms of maps of the soils and
96 surface waters in town. It was also acknowledged that Plan for Tomorrow
97 discussions might be different from specific zoning discussions although
98 ideally there would be a connection between the zoning and the Master
99 Plan.

100 Mike Tardiff of the CNHRPC spoke. He pointed out that, despite being
101 vaccinated, he had experienced a breakthrough case of Covid just last
102 month and that in terms of Covid things were now very different from
103 when we last met in the summer. He thought it was not the right time to
104 bring a larger number of people together indoors, and he did not want to
105 put his staff at risk either.

106
107 There followed discussion among all members about the risks and benefits
108 of having an in-person event and it was agreed that this was not the right
109 time to do that. Perhaps small group work could continue. And a hybrid
110 event might be arranged later in the winter. Ultimately there is no absolute
111 rush to get this work completed and it can be tackled in small chunks.

112
113 **Mike and his staffer Matt offered to connect with both the Planning**
114 **Board, the Conservation Commission and the Agricultural Commission.**
115 **And to carry on with the mapping work so that the maps assembled could**
116 **be both printed and put online.** That would make it easier for town
117 residents to participate in discussion later in the winter if a hybrid
118 meeting/zoom event was scheduled. It would give time to consider what
119 might be presentable at Town Meeting.

120
121 **The secretary would notify the Town Newsletter about the cancellation of**
122 **the October 2 vision sessions.**

123
124 There was a brief discussion about the delay of the Exit 17 roundabout.
125 Mike said it was caused primarily by contractor and labor shortages as well
126 as supply chain issues. Perhaps it would be built in the spring next year.

127
128 6. Other business

129
130 (i) Canterbury Hall application update
131 Kent had spoken to Joe Halla, chair of the ZBA. He said Ann Berry
132 expected a letter from the PB to tell them to contact the ZBA. This
133 had been sent. The selectmen had spoken to Ann and Jay Berry to
134 clarify that they were not denied as such but they needed to go to

135 the ZBA because they are in an Agricultural zone where currently
136 what they are seeking to do is not allowed.

137
138 (ii) Joshua had been looking at the map left by CNHRPC staff and
139 commented there were a lot of businesses that were not on it. Lucy
140 suggested Google Business pages in Canterbury could be helpful.

141
142 Adjournment

143 Just after 8.30 pm Scott made motion to adjourn. All members were in favor.

144
145 NEXT MEETING, TUESDAY SEPTEMBER 28, 2021 MEETING HOUSE – WORK
146 SESSION.

147
148 Respectfully submitted,
149 Lois Scribner, secretary

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