

1 DRAFT MINUTES

2  
3 **Canterbury Planning Board**  
4 **Meeting House and via GoToMeeting**  
5 **April 27, 2021**  
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8 **Members Present at the Meeting House**

9 Kent Ruesswick, (Chair), Greg Meeh, Anne Dowling, Cheryl Gordon, (BOS  
10 rep), Lucy Nichols, Joshua Gordon, Scott Doherty (Vice Chair)

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12 **Members Present on GoToMeeting**

13 Hillary Nelson (alternate)

14  
15 **Applicants present at the Meeting House**

16 Kenneth and Bonnie Lind, with Jamie Dubois applicants; Kathleen and Matt  
17 McKerely (property owners) for K and B Accessories

18  
19 Aaron Mckey (Project Engineer, of Allen and Major Associates) and Paula  
20 Benard (owner) and Brenda Litchfield (abutter) for Station Meadow LLC

21  
22 **Agenda**

23  
24 **1. Call to Order**

25 Kent Ruesswick called the meeting to order just after 7 pm.

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27 **2. Minutes of April 13**

28 The Minutes of April 13 were moved by Cheryl Gordon, seconded by Scott  
29 Doherty. Members voted. All voted in favor of accepting those minutes.

30  
31 **3. Public hearing K and B Accessories, 2 Oxbow Pond Road,**  
32 **Canterbury, Site Plan Review Application**

33 The applicants introduced themselves. Bonnie and Ken Lind were going to  
34 occupy units that had been heard in the earlier hearings. The proposed  
35 brewery plans had fallen through. They were invited to present the new  
36 proposals and Board members made inquiries.

37  
38 Ken Lind owns two truck accessory companies based in Tilton and Bow.  
39 The plan here is to do truck detailing, usually newer trucks and pickup  
40 trucks that need cleaning. The vehicles would be shuttled from one of the

41 other locations to this one. There would be no actual customers or retail  
42 here at this site.

43

44 Lucy Nichols and Anne Dowling asked about groundwater implications.  
45 The Linds would only use chemicals like carwash soap, no acids, and  
46 would just do washing and spraying. There will be floor drains in the bay  
47 area and waste from the holding tank would be sent out to a waste-water  
48 company. They would not be using MDI chemicals. Two options for  
49 pumping out were Rowells and Clean Harbors. Lucy had been looking at  
50 DES regulations for tanks containing contaminated water. The applicants  
51 were aware of these regulations.

52

53 They did not anticipate the need for additional parking in the future. The  
54 other two locations are very full. Jamie Dubois would be doing the detailing  
55 at this location. They would not come close to the amount of parking that  
56 had been allowed for the brewery plans. The hours of operation would be 8  
57 am to 4 pm, Monday to Friday. Typically a truck takes 6-8 hours to clean  
58 properly. In the future they might need more employees. No extra lighting  
59 facilities were needed.

60

61 Members were comfortable to go back to the previous Site Plan and amend  
62 it for this business. Kent asked for a motion to approve this business  
63 amending the existing site plan and Lucy added on condition that the  
64 holding tank be registered with the DES. Scott seconded. Members voted  
65 and all voted in favor. The Board wished the applicants good luck and they  
66 left the meeting.

67

#### 68 **4. Pre-Application Conceptual Station Meadow LLC, Hall Road**

69

70 Kent recused himself as an abutter to the property and Scott Doherty  
71 stepped in as Vice-Chair.

72

73 Paula Benard introduced herself and her general proposals. She was  
74 looking for an investment type property in the Industrial Park area, as well  
75 as further developing another piece of land she owns. There has not been  
76 much luck getting people in there yet. Her business is selling or renting  
77 construction machinery such as street sweepers or sewer cleaners used by  
78 municipalities. They would need a couple of bays for servicing equipment.

79

80 Project Engineer Aaron Mckey showed draft Site Plans on an easel to give  
81 members more information about the project off West Road and flanked by  
82 Hall Road and Interstate 93. The site is 5 acres, mostly flat with a moderate  
83 slope. There are plans for a lot line adjustment that should benefit all  
84 parties. It was acknowledged that the lot line adjustment hearing could be  
85 at the same meeting as the full Site Plan Review. The other lot (Preve's)  
86 would be up from 1.4 acres to 1.7 acres and be more conforming in size for  
87 that zone where there is a 2 acre minimum. The idea is to construct her  
88 building in Phase 1 of the project and then another building in Phase 2.  
89 This second building will be rented out as warehouse type space to  
90 plumbers, electricians for example, who might want it for storage or office  
91 work.

92  
93 32% of the project will be gravel. They were not planning on having pipes  
94 but sheet flow and swale with an infiltration pond. The septic and well plans  
95 were to be worked on next week.

96  
97 They did not anticipate the need for extra lighting. It should be dark sky  
98 compliant. There will be trees around the site. One of the abutters, Brenda  
99 Litchfield, was present that evening, in favor of the plans. There was an  
100 issue with sand blowing in the area and it was thought that these plans  
101 should improve that problem because of vegetation being planted. The  
102 building should only be 30 feet higher than the Interstate 93 and the second  
103 building would be lower still.

104  
105 Paula's business envisaged having a Parts Department, staff to answer  
106 phone calls, an Accounting Department and staff in the shop doing repairs  
107 and servicing. The likely customers would be towns or cities within 30  
108 minutes travel. The maintenance work was relatively light, some welding,  
109 not a lot of machining. There would be some vehicles outside for sale and  
110 display. Woburn MA is the main location but this site in Canterbury was  
111 useful because it is very central for the state and close to many routes and  
112 the I 93.

113  
114 Greg asked about a service tank. Paula hoped to not have floor drains as  
115 they do not have them in their main shop. They do have a holding tank and  
116 it is serviced. They do not do oil changes as a rule. Oil and diesel are  
117 treated with Speedy Dry. Paula was going to look up DES guidelines on  
118 ground water – she did not want a problem. Aaron Mackey said they would  
119 include a full drainage report in the Site Plan Review application.

120

121 Joshua Gordon asked about Paula's inventory. She has businesses all  
122 over New England, in MA, ME, CT and RI at present. Greg Meeh asked  
123 how phase 2 might be regarded if it was an unknown quantity. Aaron  
124 Mackey pointed out they were looking at the the general classification of  
125 Warehouse, Storage and Wholesale establishments. This was on page 29  
126 of the ordinance. They did not anticipate needing waivers. Under zoning  
127 this was an allowed use so there was no need to go to the ZBA.

128

129 Paula raised the issue of covenants. There was one with this property titled  
130 the Protective Covenants of the Canterbury Depot Park, from 2004. It  
131 stipulated that the colors used should be 'compatible with the natural  
132 environment'. This was a recorded document with the Registry. She hoped  
133 to utilize a barn type structure – maybe charcoal grey or soft white,  
134 something pleasing to look at. Cheryl Gordon thought that the Board of  
135 Selectmen and Code Enforcement Officer were responsible for such  
136 covenants.

137

138 Other points raised included signage, which would be the same as  
139 anywhere else in town, and the projected timeline. Paula was looking  
140 towards next spring for construction due to the high cost of lumber  
141 presently. Aaron suggested they might have the Site Plan Review ready  
142 soon. There were no further questions. Member thanked the applicants and  
143 they thanked the Board for their time.

144

145 There was brief discussion about the shape and history of that lot. It had  
146 been impacted by the construction of the I93.

147

#### 148 **5. Any other business?**

149 Scott shared that it was likely the Governor would allow the emergency  
150 order to expire in mid-May. Consequently, Board members will have to  
151 attend in person. The public could still 'attend' remotely via GoToMeeting.

152

153 Lois will ask members about copies of documents they may want to have  
154 available for hearings.

155

156 For the next meeting, May 11, Greg reminded members that CCC member  
157 Ashley Ruprecht is joining the Board, as she has expertise on wetlands  
158 from work in Laconia. Joshua has also invited Art Rose to attend. Lois will

159 send members the 2004 documents on wetlands setbacks from CCC Chair  
160 Ken Stern.

161

162 Lucy asked if there was any update regarding the storage units across the  
163 road from Quaker House. There was none.

164

165 Greg moved to adjourn around 8:30 pm, Joshua seconded. All in favor.

166

167 Next meeting, Tuesday May 11, 7 pm at the Meeting House, for wetlands  
168 setback discussion.

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170 Respectfully submitted,  
171 Lois Scribner, secretary

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