1	MINUTES OF THE MEETING
2	OF THE
3	CANTERBURY PLANNING BOARD
4	
5	November 10, 2015
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7	The Chair called the meeting to order at 7:00 p.m. It was determined that a quorum was
8	present.
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10	BOARD MEMBERS PRESENT: Art Rose, Chair, Jim Snyder, Vice-Chair, Tyson Miller,
11 12	Joshua Gordon, Hillary Nelson, Kent Ruesswick, George Glines, BOS Representative
13	BOARD MEMBERS ABSENT: Alice Veenstra, Chris Blair
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15	OTHER PARTIES PRESENT: Lois Scribner, Howard Moffett, Don Eckhart, and Steve
16 17	Henninger and Mike Tardiff from the Central NH Regional Planning Commission.
18	Kent Ruesswick was invited to sit as an alternate for Chris Blair.
19 20	Draft Minutes of October 27, 2015: Kent made a motion to approve the minutes of
21 22	October 27, 2015. Jim seconded the motion.
23	Discussion: None. Vote to approve October 27, 2015 minutes: Unanimous.
24	Pre-Application Conceptual Consultation of Lois Scribner for a B&B at 2 Baptist
25	Road:
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27	Lois addressed the Board. Lois and Howard Moffett purchased 2 Baptist Road recently.
28	She would like to open a simple, modest, small scale B&B. Her goal is keeping with the
29 30	Shaker Village theme.
30 31	Lois explained the layout of the home and the type of rooms she would offer. They
32	have cleaned the yard up since purchasing the property and do not believe she needs
33	to do too many improvements there, other than to address the off street parking. The
34	Fire Chief came around with Bob Drew and they didn't make any suggestions that were
35	too difficult to accomplish. She would like to use the front door as the main entrance
36	which will require some construction work. She registered the trade name "Canterbury
37 38	Center Bed & Breakfast" to be sure that was reserved.
39 40 41	Lois was looking for clarification about the overlap requirements between the ZBA and the Planning Board. Jim said she would need a special exception from the ZBA and it makes sense to do that first. Jim read the scope of when site plan review is required.

- She will contact the ZBA and will plan to come to this board once she has the proper 42 43 approvals. 44 45 Tyson suggested she also check with the historic commission and their requirements. Lois will also look at their septic system and her and Howard will contact DES. 46 47 Continued Discussion with Central NH Regional Planning Commission RE: 48 49 **Consultation Services**: 50 It seems the three real issues are: the Master Plan, Table of Uses, and the Ordinances 51 52 to support the Master Plan. Hillary also felt a Noise Ordinance should be discussed. 53 Mike Tardiff and Steve Henninger discussed the Master Plan we currently have and 54 agreed it was a good document. They felt the Table of Uses and Zoning Ordinance 55 could use some updating. 56 57 58 Cheryl spoke about the need for housing for the elderly. They want to stay in their 59 community but Canterbury doesn't have any housing to accommodate that. 60 61 Mike said as a regional planner his advice would be to lay the groundwork in town. Hillary feels that the people in town are more than ready for the Zoning Ordinance to be 62 fixed. 63 64 Tyson mentioned having a codification of the ordinances. It's just an organizational 65 project that would put all ordinances in one book. Steve said it's a great tool that a lot of 66 towns have created, but it can be costly. They will get a guote for the Board to 67 consider. 68 69 Mike said from what he heard tonight, the issues are the Table of Uses, the special 70 exception issue with the ZBA/Planning Board, and accessory housing. 71 That's the short term. He is also hearing the need to bring the Zoning Ordinance into the future. 72 73 The third thing is that there is an inclination of expansion of commercial uses and 74 rethinking some zones. That may dovetail with looking at the land use chapter. We probably won't get it done for Town Meeting, but Tyson did feel we could address the 75 accessory housing in time for Town Meeting. 76 77 78 Mike spoke about cost in general. We have a short term project that will be about a \$2,500 effort to start. Once all phases are complete would most likely run a total of 79 80 \$10,000, which does not include a codification project. Mike will email Lori or Tyson with the phases and costs for each phase. Mike also said they get money every year 81 from OEP to assist in these projects, which would help reduce the cost. The key is to 82 83 not lose a lot of time and to get going on the accessory housing. Our next meeting will be looking at our budget and reviewing it for Art to bring it to the next Budget Committee 84 meeting. 85 86
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- 88 Other Business:
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There was general talk about the new GM at the racetrack and some news articles that have been published with his ideas.

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83 Kent moved to adjourn, seconded by Jim. Vote: Unanimous.

95 Meeting adjourned: 8:45 p.m.

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97 Lori Gabriella, Secretary Next meeting: November 24, 2015 7:00 p.m.