1	MINUTES OF THE MEETING
2	OF THE
3	CANTERBURY PLANNING BOARD
4	NOVEMBED 24, 2045
5	NOVEMBER 24, 2015
6 7	BOARD MEMBERS PRESENT: Art Rose, Chair, Jim Snyder, Vice-Chair, Tyson Miller,
8	Joshua Gordon, Hillary Nelson, Kent Ruesswick and George Glines, BOS
9	Representative.
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l1	BOARD MEMBERS ABSENT: Chris Blair, Alice Veenstra.
12	
L3	OTHER PARTIES PRESENT: Lucy Nichols, James Farquhar, Aldon Beauchemin, Web
L4	Stout, Mary Jo Reed
L 5	
L6	Kent Ruesswick was invited to sit as an alternate for Chris Blair.
L7	Profit Minutes of Neverthan 40, 0045. The made a matie to approve the minutes of
L8	<u>Draft Minutes of November 10, 2015</u> : Jim made a motion to approve the minutes of
L9	November 10, 2015. Kent seconded the motion.
20 21	Discussion: None.
<u>. 1</u>	Discussion. None.
22	Vote to approve November 10, 2015 minutes: Unanimous. Minutes were approved.
23	Pre-Application Conceptual Consultation of Lucy Nichols for a Bed and Breakfast
24	at 32 Oxbow Pond Road:
25	
26	Art explained how the pre-application conceptual consultation works.
27 28	Jim clarified with Lucy that she doesn't yet own the property and that she is pursuing
29	this prior to buying the property. She confirmed that is accurate. Joshua advised that if
30	there is an application made to the Board, she needs to have a letter from the owner of
31	the property granting her permission to apply to the Board relative to this property.
32	Lucy introduced beneath and beneathered James Franches Obsides introduced Alden
33	Lucy introduced herself and her husband, James Farquhar. She also introduced Aldon
34 35	Beauchemin who did the septic and site plan issues. They have a small sheep farm in Greenfield, NH right now and the dream would be to extend the farm to Canterbury as
36	well. They would raise sheep in the field on Oxbow Road and have a small four
37	bedroom B&B in the house. The garage would be used as a farmstand where they
38	could sell their own locally grown yarn. Lucy pointed out that the land could sustain
39	more agriculture than sheep, but that's where they'll start. The sheep would live in
10	Greenfield in the winter and here for the summer. The B&B would cater to four markets:
11	heritage travelers; people who want to kayak in the river; Birding people; and people
12	travelling with children. The rooms in this house are large enough that they could be

suitable for parents and children. She is particularly interested in women who want to come for the weekend and sew or knit as a group.

Lucy shared a site plan from the time when the Booth's subdivided the land for the Board to briefly review.

Jim advised that they need a special exception for a B&B in that zone. Lucy said they are meeting with the Zoning Board Monday, November 30th. Jim told her she also should look at the Site Plan Review Regulations and be sure they have all the documents required for their application. She has them and will review them.

Hillary suggested they also look at best practices for keeping livestock near water. Art pointed out that they mention the best practices in their narrative with the site plan review application. Lucy said she is familiar with them.

 Tyson discussed the conservation land on the property. Lucy said the conservation easement is very clear on what it wants and doesn't want, but that the Town has some leeway on that. The Town holds the easement on that property. Art suggested she read the article we have in town about farm stands. Art also suggested she chat with the conservation commission in regard to the easement and maybe they'll come to the meeting to help identify any issues or concerns

Lucy and James will meet with the Zoning Board and be back in touch.

Review Subdivision/Lot Line application of Mary Jo Reed for completeness regarding New and Tioga Roads:

The Board reviewed the application submitted. Jim moved to accept it as complete. Kent seconded. Vote to approve the application complete was unanimous. The public hearing will be scheduled for the December 8, 2015 meeting.

Review and discuss 2016 Planning Board budget:

The Board agreed that we want to work with the CNHRPC as discussed in previous meetings, and that would require funds to be allocated to our budget. Based on the information received from Mike Tardiff of the CNHRPC, we should budget for phase 1 in the amount of \$2,500.

For phase 2, from April 2016 to February 2017, the recommended budget is \$8,000.

In rough numbers in the next year we would be looking to spend about \$10,000-\$10,500 with CNHRPC.

Mike included a phase 3 that updates the master plan, land use etc., but that would be pushed out until later.

89 90	Tyson had touched base with Ken Folsom for updated balances on the budget to determine how much we should request to add to our budget right now.
91	
92	Art formerly asked George Glines to ask the Board of Selectmen to budget an additional
93	\$2,500 to the Planning Board for Phase 1 now. George will pass along the request.
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95	We are going to need the \$8,000 going in to 2016 and will adjust that figure as we move
96	closer to the 2016 budget.
97	
98	Art read the budget and what was spent for each category. After discussion it was
99	agreed that Art would have to request more money for the services of CNHRPC in 2016
100	and for a wage increase for the secretary.
101	
102	Tyson stated that Mike Tardiff can provide a letter of agreement to move forward. The
103	letter would have to go to the Board of Selectmen to sign on behalf of the Planning
104	Board. Tyson will touch base with Mike Tardiff and get that process rolling. Tyson also
105	discussed that Mike Tardiff may have access to grant money for phases 2 and 3 and we
106	will look into that when the time comes.
107	
108	Other Business: Tyson asked if anyone was going to the LGC conference and
109	meetings this month and pointed out that they have seminars that are great. Nobody
110	showed interest at this time.
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112	Jim made a motion to adjourn. Kent seconded. Vote: Unanimous
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114	Meeting adjourned at 8:15 p.m.
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116	Lori Gabriella, Secretary Next meeting: December 8, 2015, 7:00 p.m.