1	MINUTES OF THE MEETING
2	OF THE
3	CANTERBURY PLANNING BOARD
4 5	JANUARY 26, 2016
6 7	BOARD MEMBERS PRESENT: Art Rose, Chair, Jim Snyder, Vice-Chair, Tyson Miller
8 9	Hillary Nelson, Joshua Gordon, and Kent Ruesswick
10 11	BOARD MEMBERS ABSENT: George Glines, Chris Blair, Alice Veenstra
12 13	OTHER PARTIES PRESENT: Tim Bernier, Matt McKerley, Doug Thomson, Lucy Nichols, Alden Beauchemin
14 15 16	Kent Ruesswick was invited to sit as an alternate for Chris Blair.
17	<u>Draft Minutes of January 12, 2016</u> : Jim made a motion to approve the minutes of
18 19	January 12, 2016. Kent seconded the motion.
20 21 22	Discussion: Tyson made a motion to revise the minutes to add the exact language of the ordinance that was accepted at the meeting. Jim seconded. No discussion.
23 24	Jim made a motion to accept the minutes as amended. Kent seconded. No further discussion.
25 26	Vote to approve January 12, 2016 minutes as amended: Unanimous. Minutes were approved.
27 28	Review of Application, for completeness only, for Site Plan Review of Matthew McKerley (McKerley Properties, LLC):
<ul><li>29</li><li>30</li><li>31</li><li>32</li><li>33</li></ul>	Tim Bernier was present along with clients. This was only a review for completeness so the applicants were not able to discuss the application. Tim simply advised the Board that the application is for a 4,000 square foot landscape business. Tim advised that they have received State septic system approval.
34 35 36 37 38 39 40 41 42	The Board reviewed the list of required items in comparison with the plan. Art advised that the applicant has provided waivers as well. Tyson questioned whether this would be a regional impact project since it is close to Concord. Art said one of the waiver requests is for a traffic study. Jim said we've done businesses in that area before that were not regional impact projects. Jim said he doesn't think we can call it regional impact now. Tyson asked whether we notice Concord or not. Lori will notify the City of Concord and let them know as a courtesy that this project is coming before the Board and to find out if they would like to receive information about projects even if the Board

doesn't consider them regional impact. Lori advised the Board that Nancy Larson from the City of Concord is already receiving agendas and minutes through the mass email list that goes out to anyone who has requested to be on the list.

Jim made a motion to approve the application as complete. Joshua seconded. Vote was unanimous. The public hearing will be scheduled for February 9, 2016.

## Review of Application, for completeness only, for Site Plan Review of Lucy Nichols for property at 32 Oxbow Pond Road, Tax Map 267-82. Bed and Breakfast:

The Board reviewed the application and plan. Waivers were also provided. Jim asked if the Board felt a bed and breakfast on Oxbow Pond Road should be considered regional impact for Concord. There was discussion about which towns to notify if a project is considered regional impact. Tyson believes if a project is considered regional impact, you have to notify all surrounding towns and Central New Hampshire Regional Planning Commission. This project would not be considered regional impact. Lori will notify Concord as a courtesy, when letting them know about the McKerley project. Lori will check on the regional impact requirements relative to who needs to be notified.

Jim made a motion to accept the application as complete. Joshua seconded.

Discussion: None. Vote: Unanimous. The public hearing will be scheduled for February 9, 2016.

## Review of Application, for completeness only, for Lot Line Adjustment from John Redden for property at Baptist Road, Tax Map/Lots 245-1 and 246-12:

The Board reviewed the application and plan. Art informed the Board that three waivers were received for soil, topography, and wetlands.

Jim moved we accept this as complete. Hillary seconded. No further discussion.

Vote: Unanimous. The public hearing will be scheduled for February 9, 2016.

## Other Business:

Art read the mail to the Board. A driveway permit was given to Peter Arvanitis for property on Route 106. No action is needed by the Board.

The NH Electric Co-op sent a letter asking for a listing of scenic roads for tree trimming and tree maintenance purposes. Lori will ask the Selectmen's office for the list and provide it the Co-op.

Tyson advised the Board that the language that was back with the Senate relating to accessory apartments will go to the Governor for signature. It is expected she will sign

89	it. That means that what we put through to be included at Town Meeting won't need to
90	be changed.
91	
92	Art felt our representative should come to talk to the Planning Board if future bills come
93	up relating to land use. Tyson said the Municipal Association sends out emails that
94	includes a list of bills. Anyone can sign up to be on the list.
95	
96	Jim mad a motion to adjourn. Hillary seconded.
97	Vote: Unanimous
98	
99	Meeting adjourned at 7:35 p.m.
100	
101	Lori Gabriella, Secretary Next meeting: February 9, 2016 at 7:00 p.m.