

MINUTES OF THE MEETING  
OF THE  
CANTERBURY PLANNING BOARD

November 23, 2010

BOARD MEMBERS PRESENT: Jim Snyder, Chair; Tyson Miller, Vice Chair; Christopher Evans, Art Rose, Doug McCallum, Ken Stern, and Seth Cohn.

BOARD MEMBERS ABSENT: Chris Blair, Alice Veenstra, and Briggs Lockwood, Selectman Representative.

Also in attendance were Joshua Gordon and Lisa Carlson, residents of Canterbury.

The meeting opened at 7:00 p.m. with the Chair presiding.

Public hearing on proposed amendments to the Town Master Plan, a "Plan for Tomorrow 2010". Christopher expressed the board's appreciation to Beth Blair for an excellent job well done. Ken was appointed to replace Chris Blair as a voting member. The Chair explained the process for tonight's hearing. The board is here to take public questions and comments. If we decide that we need to make substantive changes on the basis of those questions and comments, we need to continue the hearing to another day. Otherwise we can go forward with the hearing and a vote.

The Chair then asked for comments from the board. Tyson explained that, because the board previously had some discussion about two charts in the financial section, he updated them at pages 22 and 23. On page 23 he broke out the payments by the type of debt service rather than putting them all together. The previous page simply updates the tax rate to 2009.

Seth noted that there should be consistency about Hildreth Field; sometimes both words are capitalized, sometimes only Hildreth is capitalized, and sometimes it is noted as Hildreth's field. The Chair commented that it should be treated as a place name with both words capitalized. Seth also noted that the page numbering needs to be corrected, as there aren't 96 pages in all.

The Chair opened the hearing to comments and questions from the public. Joshua Gordon stated that he had none. Lisa Carlson expressed concern about how people keep their property. Who oversees that? Do we have an ordinance about that? The Chair responded that it is briefly covered in the Zoning Ordinance. The wording in the ordinance is very vague. The board is aware that it is an area where we could be doing better. The Selectmen, along with the Code Enforcement Officer, enforce the ordinance. Unfortunately, what one person sees as trash, another person sees as treasure. We have looked at what

other towns do with regard to a nuisance ordinance, and we are not the only town that has a problem with this.

Lisa referred to page 61 where it refers to the hiring of a part time Town Administrator. Is that a new position for Canterbury? Have we ever had one before? The Chair responded that we have had Roger Becker for several years. He works mostly with the Selectmen. He is like a business administrator. Seth added that the Selectmen feel that they have someone to handle some of the day-to-day activities rather than waiting for them to handle everything.

Ken noted that the zoning map, which is inside the back cover, has various shades of gray and it is very difficult to read. Seth stated that it will be in color in the final version of the plan. The PDF version is in color.

Ken suggested that it be noted that there have been no substantive changes to the plan tonight. He also noted that on the previous Master Plan there were photo credits, and he would like to make sure that photo credits by Beth Blair are noted on the plan.

There being no more comments by the board or the public, Tyson presented the following motion, seconded by Christopher:

Pursuant to the authority vested in the Canterbury Planning Board by the voters of the Town of Canterbury in accordance with the provisions of NH RSA 673:1 and 674:1, the Canterbury Planning Board hereby adopts the revisions and amendments to the Canterbury Master Plan entitled "Plan for Tomorrow 2010".

Motion carried unanimously with no objections.

Draft minutes of October 26, 2010. Motion by Christopher, seconded by Ken, to approve the minutes. Motion passed unanimously.

Discussion of possible Zoning Ordinance amendments. It was noted that currently the only amendment to the ordinance that has been proposed is to amend Article 4.1 by adding Section 4.2 regarding the automatic merger of contiguous, pre-existing non-conforming lots. A public hearing on this proposed amendment will be scheduled.

Other business. The Chair noted that he has a request for a voluntary merger that he believes does not require a hearing, but it does require a form to be filled out and signed by the owner and notarized. He approved the notice of merger and signed it in front of the board.

There was a brief update on the Cal Dunn matter.

92 Tyson noted that there have been some emails regarding the Boles matter and  
93 the conservation easement. Their lawyer has indicated that he is planning on  
94 finishing it soon. The Chair commented that Ralph Boles is aware that nothing  
95 can go forward without that being in place.

96  
97 Tyson referred to the 2011 budget. In years past we have never really looked at  
98 our budget. He would like to take a look at the current budget to see what items  
99 are in there and what we might want to do. Seth noted that he has been asked  
100 to serve on the Budget Committee. The secretary was asked to email a printout  
101 of the current budget worksheet to all board members for discussion at the next  
102 board meeting. Ken asked if there is money in the current budget for printing the  
103 Master Plan, and Seth responded that there is more than enough money to cover  
104 them.

105  
106 Tyson commented that, now that we have all of the old annual reports on the  
107 computer, we pay someone to go through and pull out ordinances that were  
108 voted on and then create a book listing all of them. He would like to see  
109 someone go through all those town plans and make a master. He also noted  
110 that the Central NH Regional Planning Committee would be willing to do a  
111 preliminary look at our current Zoning Ordinance and give us plusses and  
112 minuses as it now stands.

113  
114 Tyson referred to a new warrant article that will allow for a proposed property tax  
115 exemption for alternate energy. He believes there is enough interest in town to  
116 see this on the warrant. There was some discussion. The Chair commented that  
117 he didn't think that this is a Planning Board issue. We can say whether we are in  
118 favor or against. He is not even sure there is a process. Tyson stated that he  
119 would like to see wording on the warrant that the Planning Board supports it.

120  
121 The Chair noted that Joshua Gordon has expressed an interest in becoming an  
122 alternate on the board. He suggested giving Josh until the next meeting to make  
123 a final decision. If he still would like to be an alternate, the board can vote on him  
124 at that time.

125  
126 Ken noted that tonight's meeting may or may not be his last meeting. He would  
127 still like to receive the agendas for the meetings. The Chair expressed his  
128 appreciation to Ken who has served the board for a long time. Ken responded  
129 that it has been 11 years.

130  
131 The secretary noted that Unitil will be coming before the board at the next  
132 meeting to get permission to cut brush and trees on Old Tilton Road, one of the  
133 town's scenic roads.

134  
135 Nancy Lilly, Secretary

136  
137 Next meeting: December 14, 2010, 7:00 p.m., The Meeting House.