

MINUTES OF THE MEETING
OF THE
CANTERBURY PLANNING BOARD

April 26, 2011

BOARD MEMBERS PRESENT: Jim Snyder, Chair; Art Rose, Vice Chair; Christopher Evans, Doug McCallum, Alice Veenstra, Seth Cohn, Joshua Gordon, and Tyson Miller, Selectman Representative.

BOARD MEMBERS ABSENT: Chris Blair.

The meeting opened at 7:00 p.m. with the Chair presiding. He appointed Josh to fill the vacancy created by Chris' absence.

Draft minutes of April 12, 2011. Christopher moved the minutes, seconded by Seth. Joshua referred to Line 124 and moved to strike that sentence and replace it with the following sentence: Joshua volunteered to do some research regarding how much information is appropriate to circulate prior to meetings. Motion seconded by Christopher.

Tyson noted that there should be corrections to the two nominations on Lines 18-20, as they do not indicate who made them. They should read: Alice was nominated by Tyson, seconded by Christopher. Joshua was nominated by Jim, seconded by Art.

Tyson also noted that the nomination of Christopher on Line 23 should read that it was seconded by Doug rather than Seth.

Minutes as corrected and amended passed unanimously.

Continuation of discussion about current Merrimack River buffer setback regulations. Tyson presented a map that shows all of the aquifers. The Chair commented that there was discussion at the last meeting about aquifers and also about wetlands setbacks. The question now is whether or not the board wishes to pursue any changes to the Zoning Ordinance. Doug stated that he would like to have more substantial information as to why we should want to have deeper setbacks. Is it the protection of water quality as it goes into the Merrimack River? This is a complicated issue, and he doesn't feel confident to judge it.

The Chair commented that the State protects larger bodies of water, but we don't have a wetlands setback. People don't want restrictions on their property rights. Art stated that one of the major problems why people don't like wetlands restrictions is because the definition of wetlands is very arbitrary.

46 There followed a discussion about aquifers. Art commented that, if we have
47 identified aquifers in clearly zoned properties, we probably should consider
48 putting in a couple of items in the Zoning Ordinance that would give us a little
49 tighter control. If there aren't any controls in place, we can't say no easily. It is
50 better to have a little control – not too much, but a little. Christopher stated that it
51 makes sense to do something in the commercial area.

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53 The Chair noted that anyone wanting to change the use for a piece of property
54 would have to come to the Planning Board for site plan review. Art stated that
55 you need some level of control in site plan review. You have to have something
56 in place. If you have nothing, you have a problem. Joshua stated that he is
57 surprised there is no setback.

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59 Art said he believes it would be prudent to consider coming up with an ordinance
60 in the aquifer areas, and it sounds as if the board wants to do this. Tyson urged
61 everyone to look at the aquifer ordinance. Go back to your email, pull it up and
62 look at it. Doug suggested starting with the aquifer issue and then later on go
63 through some of the other items. The Chair commented that this discussion will
64 continue at the next work meeting.

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66 Further discussion on minutes and scanners. Joshua reported that he will have a
67 report on minutes at the next meeting.

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69 Other business. The Chair reported that we have a subdivision hearing that will
70 come up in June. We will have the application on the next agenda to review it for
71 completeness.

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73 Tyson reported that the town is moving to sever its relationship with Gold Star.
74 They will be looking for new tenants.

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76 Motion to adjourn at 8:10 p.m.

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78 Nancy Lilly, Secretary

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80 Next meeting: May 10, 2011, 7:00 p.m., The Meeting House.