

MINUTES OF THE MEETING
OF THE
CANTERBURY PLANNING BOARD

June 14, 2011

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

BOARD MEMBERS ABSENT: Joshua Gordon.

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

Draft minutes of May 24, 2011. Motion by Christopher, seconded by Alice, to approve the minutes. Motion passed unanimously.

Public hearing on an application for a proposed three-lot subdivision of land owned by Sean K. McDonald and Brett K. Barton on Old Gilmanton Road in the agricultural/conservation zone (Tax Map 203, Lot 2). The applicants were in attendance, as were abutters Peter Bush and Genella McDonald. Jeff Green presented for the applicants.

The Chair noted that Mr. McDonald has requested a waiver on the complete topography of this lot due to its large size. Motion by Christopher, seconded by Alice, to approve the waiver. Motion passed unanimously.

The Chair briefly reviewed all of the requirements of a plan for a minor subdivision to determine whether an application is complete. Art noted that the monuments aren't shown on the plan. He also commented on the fact that the plans are stamped PROGRESS PRINT. If the plan is approved tonight, it can't show that designation. Mr. Green explained that most times he doesn't set the pins until done with the subdivision hearing. He won't record a plan until it is all done. That is why the PROGRESS PRINT is on there. That would be eliminated on the Mylar and the monuments would be added. Until the pins are set, it isn't a final print. The Chair commented that he believes the explanation and the procedure is reasonable. If the board approves the subdivision, it would be this plan with specific changes.

Tyson noted that, at the May 10th meeting, the board voted to accept the application as complete. The Chair then opened the public hearing. He explained the procedure to be followed.

Mr. Green presented the plan and explained that the applicants are proposing a three-lot subdivision. Lots 2-1 and 2-2 will each have 61.864 acres; the remaining lot will have five acres. All of the lots meet the requirement of a minimum of 300 feet of frontage. He noted that there is an existing barn on the

48 middle lot with an existing driveway. There is quite a bit of open land. There are
49 some wetlands in the front. Snowshoe Hill Road goes all the way down into Old
50 Gilmanton Road. The back line is Gilmanton, Belmont and over to Northfield.

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52 The Chair then asked for questions/comments from the board. Tyson stated that
53 each of the lots is going to require a road waiver. Mr. Green responded that that
54 is the way it has been done previously. The Chair stated that he doesn't think
55 the board has ever required road waivers, but it might be the smart way to do it.
56 If it is a Class VI road, then it has to be part of the application. The road waiver
57 isn't something automatic. It is something that the Selectmen discuss, they get
58 information from the Planning Board, the Fire and Police Departments. and then
59 they make a decision whether to grant a waiver. It is certainly within reason that
60 a waiver wouldn't be granted on certain roads in Canterbury. Mr. Green noted
61 that there are houses across the street from all three of these lots.

62
63 Doug asked about access to the lots. Mr. Green responded that they propose to
64 use the same driveway, then break off and get an easement to the other lot.
65 Doug stated that he thinks the easement should be attached to that property now.
66 It could be changed in the future. Christopher asked if there is a requirement in a
67 subdivision that it should be done. It seems to him an easement hinders that
68 property. That easement is not necessary for the property.

69
70 The Chair suggesting moving on and coming back to this issue later on. He
71 referred to the numbering system on the lots. Those lots will get assigned a new
72 number that will be in the assessor's format. Art stated that, if there are three or
73 four lots, they are all referenced back to the original piece.

74
75 The Chair then asked for comments/questions from abutters. Mr. Bush
76 responded that he supports the applicants. They are good people.

77
78 The Chair then asked for comments from concerned members of the public.
79 Craig and Jan Briggs stated that they were here tonight to speak in favor of
80 the subdivision. They have lived at 22 Old Gilmanton Road for 34 years.
81 Mr. McDonald and Mr. Brett have brought nothing but good to the neighborhood.
82 They are a welcome addition as residents of Canterbury.

83
84 Ken Stern spoke as a concerned member of the public. He said it focuses
85 around Snowshoe Hill Road. What happens, in the future, if someone wants to
86 bring that road up to a Class V standard? Mr. McDonald responded that, if
87 someone wants to spend a fortune to upgrade that road, they are more than
88 welcome. Ken commented that it is just a question for the board to consider.
89 The Chair stated that the subdivision doesn't affect that problem. Ken mentioned
90 a possible suggestion that may work with the access situation. He wondered if a
91 note could be put on the plan stating that that it is subject to the right of the
92 owners to cross Lot 2 for access and utilities. Mr. Green responded that that
93 could definitely be addressed.

95 The Chair commented that the open issues that need to be addressed are the
96 monuments, access, and lot numbers. Motion by Tyson, seconded by
97 Christopher, to approve the application subject to the following conditions:

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99 Motion by Art, seconded by Doug, to amend the approval by stating that the
100 monuments have to be shown on the plan submitted for recording. Motion to
101 amend passed unanimously.

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103 Motion by Doug, seconded by Chris, that a note be placed on the plan that it is
104 subject to the right of the owners of Lots 1 and 3 to cross Lot 2 for access and
105 utilities. Motion to amend passed unanimously.

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107 Motion by the Chair, seconded by Tyson, to amend the approval with the
108 condition that the lot number will be changed, if necessary, to reflect the
109 assessor's format. Motion to amend passed unanimously.

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111 Motion by Art, seconded by Doug, that the PROGRESS PRINT stamp is
112 removed from the plan prior to recording. Motion to amend passed unanimously.

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114 The Chair referred back to the original motion to approve the application subject
115 to the approved conditions. Motion passed unanimously.

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117 Other business. Tyson gave an update on the Cal Dunn matter.

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119 Tyson handed out a Proposed Aquifer & Groundwater Protection District for
120 Canterbury as prepared by the Central NH Regional Planning Commission.

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122 Doug gave an update on the Central NH RPC Advisory Committee. They have
123 formed a new organization called the Midstate Regional Council to coordinate
124 transportation for people who don't own cars. They are soliciting volunteer board
125 members if anyone wants to get involved.

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127 Seth reported that the governor has signed a bill that puts in place the issue of
128 the unmerging of lots.

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130 Motion by Seth, seconded by Art, to adjourn at 8:15 p.m. Motion passed.

131
132 Nancy Lilly, Secretary

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134 Next meeting: June 28, 2011, 7:00 p.m., The Meeting House.