

MINUTES OF THE MEETING  
OF THE  
CANTERBURY PLANNING BOARD

March 13, 2012

The Chair called the meeting to order at 7:00 p.m. It was determined that a quorum was present.

BOARD MEMBERS PRESENT: Jim Snyder, Chair; Art Rose, Vice Chair; Chris Blair, Doug McCallum, Christopher Evans, Alice Veenstra, and Joshua Gordon.

BOARD MEMBERS ABSENT: Seth Cohn and Tyson Miller, Selectman Representative.

Draft minutes of February 28, 2012. Motion by Christopher, seconded by Alice, to approve the minutes. The Chair, seconded by Chris, moved to amend the minutes on line 92 by replacing the word "loads" with the word "loaves", and to strike the two sentences on lines 95 and 96 and replace them to read: "The Chair stated that the Master Plan says that we want to be friendly to agriculture." The motions to amend the minutes were passed unanimously. The minutes as amended were passed unanimously.

Pre-application conceptual consultation with Steve Allman regarding Canterbury Aleworks' one barrel "Nano-Brewery" operation in a portion of his former Canterbury Woodworks building next to his home at 305 Baptist Hill Road. The Chair stated that Steve had contacted him about a permit of assembly. He assumes that this relates to fire codes and how many people can be in an establishment at one time. Although Steve has been to the ZBA for a special exception, this is still a non-residential use and he has come to this board to determine if he has to come in for site plan review.

Steve passed around a picture of the proposed building and a copy of the ZBA's special exception. He explained that the business, called Canterbury Brewing Company, is a 30-gallon nano-brewery. Being a one-barrel system, there is really no room for expansion. There is nothing in the building other than a dishwasher and a stove. He is not changing anything. There are no external site alterations and there is a continued agricultural use because they will be growing their own hops. There will be direct sales from the brewery, wholesale sales to stores, and sales to bars.

The Chair mentioned that, since this is a pre-application conceptual consultation, the board cannot make any decisions tonight. We are just looking at the broad scope of the

project. The only decision we can make is whether or not it meets the threshold for site plan review.

Steve stated that, as far as interaction with customers, he doesn't expect any more people than he has had at Canterbury Woodworks or the farm stand. There is a food permit that has to be obtained. The Chair asked Steve if he anticipates any special events, and he replied that he does. The Chair commented that sap houses all over the region do the same thing, and no one has ever suggested that there was ever a problem. Steve said they want to produce an affordable and reasonable product to make it available to more people. Alice asked if there is any change in the building footprint, and Steve responded that the amount of space for this brewery is less than he used for the woodworking business. There is no expansion of anything.

The Chair stated that, because of the nature of this application and the fact that it had already been to the ZBA where abutters had a chance to weigh in on it, and because it has already had one public hearing, and because of the fact that the scope of the business is so small, it is his opinion that the project doesn't meet the threshold for site plan review. The board was in agreement.

The Chair asked Steve if he has found out anything else about the permit of assembly. He suggested that Steve get in touch with the fire chief. Steve said he does know it is issued by the local fire department. He added that the other technical permit is the food permit that has been mentioned. It is issued by the health department of the town. He has called the person whose name he was given and left messages, but he hasn't heard anything.

Other business. Doug reported that the Transportation Advisory Committee passed the board's request for a study of the intersection of Morrill Road and Kimball Pond Road. They will be looking at it in the future.

The Chair stated that he would like to be the first to thank Christopher for his long and productive service on the board. His voice will be missed. The board concurred.

He noted that the board is down to one alternate. He asked board members to think about people who might make good alternates.

Motion by Christopher, seconded by Alice, to adjourn the meeting at 7:30 p.m. Motion passed unanimously.

Nancy Lilly, Secretary

Next meeting: March 27, 2012, 7:00 p.m., The Meeting House.