

MINUTES OF THE MEETING
OF THE
CANTERBURY PLANNING BOARD

July 10, 2012

The Vice Chair called the meeting to order at 7:00 p.m.

BOARD MEMBERS PRESENT: Art Rose, Vice Chair; Chris Blair, Joshua Gordon, Seth Cohn, and Tyson Miller, Selectman Representative.

BOARD MEMBERS ABSENT: Jim Snyder, Chair; Doug McCallum, and Alice Veenstra.

It was determined that a quorum was present. The Vice Chair appointed alternate Seth to replace Doug for tonight's meeting.

At this point in the meeting the Chair arrived, and he asked the Vice Chair to continue chairing the meeting.

Draft minutes of June 26, 2012. Motion by Seth, seconded by Tyson to move the minutes. In starting to discuss the minutes, there appeared to be discrepancies between the draft minutes that had been emailed to the board members and the draft minutes held by the secretary. Seth and Tyson rescinded their previous motion. Motion by Tyson, seconded by Joshua, to re-issue the draft minutes for review at the next board meeting. Motion passed unanimously.

Continued public hearing on an application for a proposed lot line adjustment of property owned by the Carole Stankatis Revocable Trust on Wilson Road (Tax Map 252, Lot 7, and Tax Map 259, Lots 22 and 23) in the agriculture/conservation zone. Ken Stern was present as a representative of one of the abutters. Web Stout presented on behalf of Carole Stankatis.

Jim mentioned a point of order. He said he should have considered whether or not he should recuse himself from this hearing because of a minor business relationship he has with the applicant. He doesn't feel conflicted by that, but if anyone feels that he is conflicted he will step down. It was noted that none of the board members stated feeling conflicted.

Web reported that he is again asking to continue this hearing and placing it on the August agenda. In the meantime, they are going to the Zoning Board of Adjustment for relief on the frontage. Tyson wondered if the board could make a comment to the ZBA that we don't approve of that. They can create frontage, but they can't create a buildable lot. Art commented that it is up to the ZBA to make that decision. Web commented that they would still have to come back to the board for a lot line adjustment if they get the variance. With that frontage, it is going to create a 38-acre lot. Jim stated that, if Carole's goal is to get blessed by the ZBA and she wants this to be a buildable lot, then she should weigh in on that.

Art commented that if they do get a variance on the frontage, that element of approval gets addressed. If it meets all the other criteria with the exception of the frontage, then it would be a buildable lot. Jim commented that the board should be concerned about whether or not it is a conforming lot. The applicant wants the ZBA to consider these lots conforming. Tyson asked Web if they are asking for a use variance or an area variance. Web responded it could touch on both.

Art noted that the applicant has asked the board to further continue the hearing to our August meeting. Motion by Jim, seconded by Seth, to continue the public hearing to Tuesday, August 28.

Tyson suggested that the abutters should be notified because there is a change in the plat. Web commented that the same abutters will be notified by the ZBA. Joshua commented that, because it has been some time since this hearing has been going on, the abutters may lose track of the schedule. It wouldn't hurt to re-notify the abutters. Web replied that is fine if that is what the board wishes, but the abutters will all be notified through the ZBA hearing. The latest motion was passed by a vote of 4-1.

Report on circulation of 2012 Zoning Ordinance. Chris reported that he sent an email to Bob Steenson asking how many copies should be ordered, but he never heard back from him. Art suggested determining how many copies to make and what the cost per copy would be. If we have a concern about cost, then we should pass it along to people who want a copy. Jim suggested looking at other printing options, other than the one quote we received. Chris said he will look at other options.

Tyson suggested that we print 25 copies and distribute them to appropriate board members, with the balance being sold to the general public for \$10 as they want them.

Motion by "Tyson, seconded by Jim, to order 25 copies of the Zoning Ordinance.
Motion passed unanimously.

Further discussion on goals and objectives for the remainder of the year. Jim asked for a rundown of goals and objectives that have been suggested at previous meetings. The secretary read the following list:

- Growth ordinance
- Procedure on amending the Zoning Ordinance
- Review Master Plan to see how many objectives the board has actually met and those that we might want to actively pursue
- Bicycle paths
- Development on Route 106
- Develop workforce housing
- Water flow and aquifer protection along Route 106

Tyson asked that storage trailers be added to the list.

Jim commented that he will follow up on the growth ordinance. He hopes that other board members will pick a goal/objective on which to follow up.

Motion by Seth, seconded by Chris, to adjourn the meeting at 7:45 p.m. Motion passed unanimously.

Nancy Lilly, Secretary

Next meeting: July 24, 2012, 7:00 p.m., The Meeting House.