

MINUTES OF THE MEETING
OF THE
CANTERBURY PLANNING BOARD

July 24, 2012

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

BOARD MEMBERS PRESENT: Jim Snyder, Chair; Chris Blair, Doug McCallum, and Joshua Gordon.

BOARD MEMBERS ABSENT: Art Rose, Alice Veenstra, Seth Cohn, and Tyson Miller, Selectman Representative.

Draft minutes of June 26, 2012. Motion by Joshua, seconded by Doug, to approve the minutes as presented. Two typographical errors were noted and corrected. Motion passed unanimously.

Draft minutes of July 10, 2012. Motion by Joshua, seconded by Doug, to approve the minutes as presented. Motion passed unanimously.

Pre-application conceptual consultation with Bob Drew to discuss the possible use of the property at 367 Shaker Road (the old Odyssey House location) for affordable senior housing and for a preschool day care center. The Chair referred to a couple of possible disclaimers that might prevent him from participating in this discussion. He used to live at this property. Also, from time to time he has hired Bob Drew as an independent contractor through his electrical business. He doesn't see either of these as a problem. If anyone sees them as a problem, he will absent himself from the discussion. It was noted that none of the board members expressed any concern.

The Chair explained the parameters of a pre-application conceptual consultation. He noted that the board cannot make any decisions tonight. The only decision we can make is whether or not the application meets the threshold for site plan review.

Bob Drew explained that the property lends itself to something he has thought about for a long time, combining some kind of senior housing and some kind of child day care. The property has a bunch of buildings. They have been used as dorms for the college that was there for a year and also for housing for pregnant women who had a drug problem. He has started thinking about how these buildings could be used. He has talked with people who run independent living for adults and also people who run day

care facilities. Of all of the people that have been to this site, he has only had one person who was a little opposed to the project. All others have been very positive.

There is a time when someone has his own home and wants to keep it, but they need some type of help. It would not be assisted living; it would not be nursing care. One person he has in mind would like to have a vegetable garden where there is currently a soccer field. She would like to grow food for the other residents. Another person loves to build and wants to be included. He might build some custom kitchen cabinets.

In the Hat Shack there is a large open meeting room where the school had plays, etc. Once a week there could be a movie and anyone in town could come. There could be Yoga classes, jazz trios, something that is a little more interesting for people who might be a little older. He is looking at affordable senior housing. He would be some type of director, planning the activities, seeing that people are doing all right. He would be responsible for maintenance.

There is a total of 17.3 acres. There are two parcels. The realtor would like to separately sell the piece closest to the road, but it really goes perfectly with the property. He has told the realtor that he is out if it is sold separately.

The Chair suggested that Bob should track down the record of who might have done a site plan review on this property in the past to see if this is a change in use.

Bob commented that this would be a non-profit organization with a board. That board would very carefully lay out what the parameters are for living there and what the parameters are when you couldn't live there. He wants to have it so that people are paying less, that this is a lot cheaper for them. He believes this concept could be a lot of fun for people, and there seems to be a lot of interest. People have a hard time staying in Canterbury. Let's offer an alternative. He thinks it will be very beneficial to the town as a whole.

The Chair asked Bob if he is aware of the need for any state approvals. Bob responded that the day care would need state approval and licensing, etc. His insurance agent is still scratching his head to determine what this all means. Everything would be under one name.

The Chair commented that it is fairly obvious that this isn't a hugely different use than the various other ones that have gone on there. He believes the path for Bob is to identify what site plans are in place there and then prepare to come in to the board. The only decision we can make here is whether or not a full site plan review is

necessary. We can't do it tonight. He told Bob that he needs to do a little more research. He doesn't own the property yet.

Report on 2012 Zoning Ordinance. Chris reported that 25 copies have been ordered from Town & Country Reprographics at \$8.00 a copy. They should be delivered this Friday.

Board goals and objectives. The Chair reported that he still hasn't done his research on growth ordinance. He has been able to identify that growth ordinance first came up on an agenda in 2009.

There was discussion about development on Route 106, and Joshua stated that he is interested in working on that. The Chair suggested that Joshua look at the tax maps to see how many parcels Canterbury has on 106 and how big they are. There followed a very brief discussion of the board's list of other goals and objectives.

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

Nancy Lilly, Secretary

Next meeting: August 14, 2012, 7:00 p.m., The Meeting House.