

MINUTES OF THE MEETING
OF THE
CANTERBURY PLANNING BOARD

September 25, 2012

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

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

BOARD MEMBERS ABSENT: Joshua Gordon and Seth Cohn.

It was determined that a quorum was present.

Draft minutes of August 28, 2012. Motion by Tyson, seconded by Chris, to approve the minutes as presented. Motion passed unanimously.

Pre-application conceptual consultation with Chip Phinney regarding building a 60' x 20' shed for wood storage on property he owns on Riverland Road (Tax Map 000267, Lot 043000). Mr. Phinney was in attendance. The Chair noted that Mr. Phinney had come before the Planning Board several years ago for site plan review on building a shed; his site plan was approved. The Chair then explained the parameters of a conceptual consultation. The board cannot make any decisions. The purpose of the consultation is to hear what the proposal is about and to help the applicant move forward to see if there is a need for site plan review. He mentioned a possible reason that the board might have to recuse him from this discussion, but the board felt that recusal was not necessary.

Mr. Phinney explained that they do timber framing and he presented a plan of the shed that they want to put up for wood storage so that currently they have coverage for the winter. It won't affect noise, traffic flow, parking. Tyson asked if there will be an increase in production. Mr. Phinney said that currently they have to store material outside in the rain and they have had a problem with mildew all summer. There will be a little bit of increase in business. Chris asked about emergency vehicles. Mr. Phinney responded that they can get tractor-trailers in there so there should be enough room for emergency vehicles.

40 The Chair noted that the reason it would be necessary to have site plan review would
41 be if they increased the building space by 10% or 500 square feet. Then it would be
42 subject to a revised site plan review.

43
44 Mr. Phinney indicated that the main issue with this building was water and where it was
45 going to go. The parking area slopes back, and there is a swale. This is mostly to keep
46 out the snow and rain.

47
48 It was the general consensus of the board that this doesn't meet the threshold for site
49 plan review, especially since there was site plan review for Mr. Phinney's earlier shed.

50
51 Development of regional impact – retail motor fuel outlet at 1 Whitney Road. The Chair
52 stated that the Town of Canterbury has been notified by Concord that this is a proposed
53 site development in Concord. We get a chance to comment on it. After limited
54 discussion, the board members indicated that they are disinclined to get involved.
55 The Chair will draft a response stating that the board discussed it.

56
57 Follow-up on the growth ordinance. The Chair commented that the board put in a
58 sunset date a few years ago, but we are required to look at what neighboring towns
59 have done about their growth patterns. Tyson commented that the growth is probably
60 the same as it was which means that it started to slow down four years ago. He is
61 seeing indications that the economy is picking up a little bit. Art stated that he is seeing
62 a little bit of that. Within a year or two we may be feeling the effect of this. It was noted
63 that the Boles property did not go at auction; it was absorbed by the bank. The Chair
64 commented that, as part of the Boles conditional approval, we agreed to allow
65 accelerated building permits, and it is pretty specific. That could affect the growth. He
66 believes that back in 2006 we said we could grow at 4% a year. We will carry this
67 agenda item over to our next meeting. Hopefully Tyson will have some data to verify
68 this. Art commented that this town is too expensive for young people. We are not going
69 to see any big expansion here.

70
71 Public awareness of the town's policy regarding apartments. The Chair stated that the
72 purpose of this agenda item is how to make the public more aware of the town's policy.
73 There followed discussion on how to educate the public on what is available and how to
74 enforce the policy.

75
76 Follow-up on land use trends in the Upper Merrimack River Region to encourage people
77 to get involved in protecting their drinking water resources. Chris commented that he
78 will report on this at the next meeting.

80 Reports on other goals and objectives. There were none.

81

82 Other business. Tyson stated that the Central NH Regional Planning Commission is
83 developing a regional economic development strategy in case anyone wants to be on
84 the committee.

85

86 Tyson reported that the new road agent, Jim Sawicki, is looking at a computerized
87 program for the Highway Department. He is very interested in it. The Selectmen are
88 probably going to explore it. It won't cost the town any money.

89

90 Motion by the Chair, seconded by Chris, to adjourn the meeting at 8:00 p.m. Motion
91 passed unanimously.

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93 Nancy Lilly, Secretary

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95 Next meeting: October 9, 2012, 7:00 p.m., The Meeting House.