

MINUTES OF THE MEETING
OF THE
CANTERBURY PLANNING BOARD

October 23, 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, Joshua Gordon, Alice Veenstra, and Tyson Miller, Selectman Representative.

BOARD MEMBERS ABSENT: Doug McCallum and Seth Cohn.

Draft minutes of September 25, 2012. Motion by Chris, seconded by Tyson, to approve the minutes. Alice suggested amending the motion by replacing the word "majoring" on Line 58 with the word "neighboring". Art suggested amending the motion by replacing the word "re-absorbed" on Line 63 with the word "absorbed". Motion by the Chair, seconded by Art, to approve the minutes as amended. Motion passed unanimously.

Further discussion of the growth ordinance. Tyson distributed two charts, one on population growth 2000 to 2010, and one on the change in housing units 2000 to 2010. The Chair referred to Article 11.0 in the Zoning Ordinance (AUTHORITY AND PURPOSE) that states that this article is intended to enable Canterbury to bear its fair share of regional growth, while at the same time minimizing the disruptive impact of "boom and bust" building cycles. Under Article 11.9 (EFFECTIVE DATES) it states that no less frequently than every two years the board will review growth rates in the region and make a recommendation as to whether the percentage growth rate should be increased or decreased in order to achieve the purposes as stated in Section 11.0. The board members spent some time discussing this matter.

Motion by Joshua, seconded by the Chair, that insofar as Canterbury has not reached a 3% growth rate since we last reviewed it and its population has grown quicker than the region, there is no reason to change it as per Article 11.9.

Website link to encourage people to become involved in protecting their drinking water resources. Chris reported that he contacted Matt Monahan at Central NH Regional Planning Commission, and Matt sent the link to him. He gave it to Jan, and he assumes that it is on the website.

41 Other business. Joshua mentioned Article 11 in the Zoning Ordinance that had just
42 come up for review, and he wondered if there are other things that have to be revisited
43 from time to time. How do we make sure that we are in compliance and make sure that
44 we visit those things at the right time? The Chair responded that the easy thing to do
45 would be to keep a planning board calendar. The board should also have its own
46 computer and have it just for that purpose. Chris stated that he will look into an online
47 calendar for the board.

48
49 The Chair then reported that Nancy will be leaving as the secretary of the board as soon
50 as a replacement can be found. If anyone knows of someone who might be interested,
51 have them send an email or a letter to the board. We may want to think about
52 advertising.

53
54 The Chair referred to an email from Kelly Short about cleaning out and organizing the
55 file closet in the Meeting House. Nancy stated that she would help Kelly with this
56 project, and Chris indicated that he would help with any heavy lifting.

57
58 Pre-application conceptual consultation with Luke Mahoney of Brookford Farm to
59 discuss the potential of their building a hoop house for the cows. The Chair explained
60 to Luke the parameters of a pre-application conceptual consultation. He noted that the
61 board cannot make any decisions tonight. The only decision we can make is whether or
62 not the application meets the threshold for site plan review. For example, if anyone
63 wants to increase a project by more than 500 square feet or 10%, they are eligible for
64 site plan review.

65
66 Luke presented a sketch of where the hoop house would be located. It is 100 feet x 300
67 feet, and the cows would have access to it. He is thinking about putting it on concrete
68 for a pony walk. They would have it done in two days. He was required to have a
69 building permit in Rollingsford. The Chair commented that, if an application affects such
70 things as traffic, noise, lighting, etc., the board needs to know about these things to see
71 if they trigger site plan review. He noted that hoop houses must meet setback
72 requirements. Chris asked if this location will affect the driveway, and Luke responded
73 that they would be using an alternate route. Tyson commented that he doesn't think
74 this meets the threshold for site plan review.

75
76 The Chair commented that at some point it would be good for Luke to prepare a long
77 range plan, do a real site plan review, and get it on record so that he doesn't need to
78 keep coming back to the board. He told Luke to go ahead, apply for a building permit,
79 and make sure he meets the setback. If the existing building is non-conforming, he
80 would still need a variance to add on to it.

81

82 It was the general consensus of the board that this project does not meet the criteria for
83 site plan review.

84

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

87

88 Nancy Lilly, Secretary

89

90 Next meeting: November 13, 2012, 7:00 p.m., The Meeting House.