

MINUTES OF THE MEETING
OF THE
CANTERBURY PLANNING BOARD

December 11, 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, Alice Veenstra, Seth Cohn, and Tyson Miller, Selectman Representative.

BOARD MEMBERS ABSENT: Joshua Gordon and Doug McCallum.

Draft minutes of November 27, 2012. Motion by Chris, seconded by Tyson, to approve the minutes. There was no discussion, and the motion was passed unanimously.

Public hearing on an application for a proposed two-lot subdivision of land owned by Helen M. Fife on Pickard Road (Tax Map 253, Lot 34) in the rural zone. Abutters present were Raymond and Linda Wible. Also present was Meredith Kopperl. Web Stout presented on behalf of the applicant. They are proposing a two-lot subdivision of Helen Mary Fife's property located on Pickard Road. The property consists of approximately 46.77 acres total. They are proposing to cut off an 11-acre parcel with the existing building. All of the setbacks have been met. They are seeking an expedited review.

The Chair commented that the procedure for an expedited review is to determine whether the application is complete. The requests for waivers are to be in writing. Chris moved to accept the application as complete, seconded by Art. Tyson commented that it is important to show that an application is correct. There followed a brief discussion to show that there were no errors in the application. The Chair commented that the motion is to accept the application as complete, and then move ahead to a public hearing. Motion passed unanimously.

The Chair asked Meredith if he is here tonight to represent John Fife, and he responded that he is the third party interest representing John. The Chair stated that the board has a letter authorizing Meredith to act on behalf of John Fife, and a letter from John Fife authoring Web to act on behalf of Helen, as John Fife is her attorney.

41 The Chair noted that the applicant is asking the board to waive showing the topography
42 and wetlands on the entire property. Motion by Tyson, seconded by Art, to grant the
43 waiver. Motion passed unanimously.

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45 The Chair moved on to the subdivision itself, and he asked the board if they had any
46 questions. There were none. The Chair commented that the subdivision meets the
47 requirements in terms of acreage and frontage.

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49 The Chair asked for questions from abutters and the public. Mr. Wible commented that
50 he wondered why they received notification about the hearing, as he actually is not an
51 abutter. There were no further comments from the public.

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53 Motion by Art, seconded by Chris, to approve the subdivision as presented.

54 The question arose as to why they are creating this subdivision. Web responded that
55 Meredith is the third party, and the agreement shows that the house would remain with
56 11 acres. The Fifes are going to stay there. There is no plan to build at this time.
57 The motion passed unanimously.

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59 Other business. The Chair distributed a copy of a letter from the Concord Planning
60 Board regarding Quickwater Canoe & Kayak LLC, and a copy of a letter from the State
61 Department of Transportation regarding multiple items in right-of-way on Baptist Road.

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63 The Chair gave an update on the search for a new secretary for the Planning Board.

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65 Nancy Roy dropped off a copy of the latest UMLAC report, noting it is an official copy.

66
67 The Chair stated he and Alice have been having discussions about what is appropriate
68 for an agenda item and what is appropriate for other business. In general he believes
69 we should limit other business to announcements on current things and not for things
70 that are on the agenda.

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72 Tyson reported that the Boscawen/Canterbury bridge will be coming down.

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74 Motion by Art, seconded by Alice, to adjourn the meeting at 7:45 p.m. Motion passed
75 unanimously.

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77 Nancy Lilly, Secretary

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79 Next meeting: January 8, 2013, 7:00 p.m., The Meeting House.