

MINUTES OF THE MEETING
OF THE
CANTERBURY PLANNING BOARD

January 8, 2013

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; Doug McCallum, Alice Veenstra, Joshua Gordon, Chris Blair, Seth Cohn, and Tyson Miller, Selectman Representative.*

BOARD MEMBERS ABSENT: *Art Rose.*

Draft minutes of December 11, 2012. Chris Blair moved the minutes, seconded by Joshua Gordon. There was no discussion, and the minutes were approved unanimously.

Jim Snyder made a motion to recognize Nancy Lilly's 18 year contribution to the Planning Board. Seconded by all. Jim thanked Nancy for her seamless effort and dedication to the Board over the years and wished her well.

Pre-application conceptual consultation with Luke Mahoney of Brookford Farm to see if 1) building an extension on the barn would warrant site plan review, 2) about installing two greenhouses (hoop houses) south of the garage and 3) about pouring concrete south of the parlor. Luke also added the possibility of a playground for personal use, with possibility of public use for children visiting the farm.

Jim reminded the Board they cannot make decisions or vote on anything but can look at the proposed project and decide if it meets the threshold for a site plan review. They can come to a consensus of their opinions only.

Joshua asked Jim to remind the Board under what conditions a site plan review is necessary. Jim stated that site plan review is triggered by either a change in use of a nonresidential use or expansion of use of 10% or 500 square feet whichever is met first for nonresidential.

Luke Mahoney approached the Board and apologized for not having a formal sketch stating that the farm is very short-handed and he did not have time to prepare something more formal. Luke drew a sketch for the Board to review during the meeting.

42 Luke explained his drawing to the Board and described what each building represented.
43 He stated that their building permit application asked to extend cow barn 60 feet, to
44 overhang the roof on south side of barn 4-6 feet to cover the feed, and add a concrete
45 pad to the south of the milking parlor. Not included on application is to add two more
46 hoop houses 30'x96'. They also wanted to add a playground for personal use and any
47 visitors, hoping to help summer traffic.

48
49 Seth questioned the specifics of the building structures. He confirmed that these items
50 were agricultural based extension for the cows, non-permanent buildings for the hoops.
51 Luke confirmed that they are pipes driven into the ground covered by plastic. Seth
52 questioned if agricultural items were subject to approval by the planning board. Jim
53 stated that anything nonresidential is subject to approval by the Board. Residential use
54 was defined in the zoning ordinance a few years ago as: (not quoted) residential uses
55 and normally associated accessory uses including accessory buildings for personal
56 storage and agricultural buildings for personal use up to a certain footprint. There is a
57 significant agricultural use as part of a residential use, but most go beyond that.

58
59 Set questioned the hoop structures. Jim stated those are accessory buildings, or
60 structures. The barn extension in question will be 60x50, or 3,000 square feet of
61 building space, plus whatever the hoop spaces would be.

62
63 Joshua asked if admission will be charged for the playground, Luke replied: No.

64
65 There was discussion as to whether or not the hoop houses are relevant if they're
66 temporary. There were mixed opinions as to their relevance. Tyson felt the Board did
67 not need to be concerned with them, Jim disagreed. If the Board considered them to be
68 non-relevant across the board for any non-residential use, the Town could end up with
69 too many temporary structures. If this were a site plan review, they may require less
70 surveying for an agricultural use than for something that would involve a big septic
71 system or large parking area. Chris felt the hoop houses are a small issue and the
72 Board should not be as concerned with them. He asked Jim when the hoop houses
73 should become a big deal.

74
75 Jim suggested that Luke consider revealing his overall future plan and have a public
76 hearing so abutters, neighbors and the Town can have some input into that. With each
77 appearance Luke has in front of the Board, the Board tries to decipher if this is the time
78 to take that route. Jim stated it is to Luke's benefit to get a full plan approved so he
79 does not have to appear before the Board for each piece of the project.

80
81 Luke stated they are looking at the financial situation at the end of a challenging year.
82 They need to make the cows a more efficient situation and the profitable areas of the
83 farm are the vegetables and the cows. It's difficult because it's an ever evolving issue
84 and is becoming clearer what direction they need to go in. Luke would prefer a site plan
85 review happen now rather than summer if a site plan review is even necessary.

87 Jim questioned Luke's time table on the construction. Luke stated the greenhouse
88 construction will be this winter, but no concrete work at this point.

89
90 Tyson suggested excluding hoop houses and talk about barn.

91
92 Seth referred to RSA 674:32 (a)(b)(c) regarding public safety and what the Board
93 should be looking at in projects. The barn expansion and playground is something the
94 Board should be more concerned about.

95
96 The barn is a 3,000 square foot expansion. Seth stated it's big enough to be a concern,
97 and Tyson questioned if it was big enough for a site plan. Joshua was not sure if it is a
98 significant expansion or just an efficiency expansion. Chris raised the issue that the 500
99 square foot ordinance threshold will be exceeded, so a site plan should be automatic.

100
101 Jim stated that the Board can make the decision that even though its more than 500
102 square feet, we could require a site plan review, but percentage wise, it's not a big
103 difference from the existing structures, it's not a new thing happening. Jim would like to
104 see a site plan review for the playground due to public safety and parking. Doug
105 agreed.

106
107 Agreed by Doug. He can't figure out what he would care about with the barn.

108
109 Seth asked Luke if he was planning on adding more cows. Luke stated he can hold 45
110 cows comfortable as is, with extension he could hold 60 cows.

111
112 Tyson stated that if a site plan review is required for the playground, it's all moot; there
113 should be a site plan for all the proposed work.

114
115 Seth and Jim felt the barn does not require a site plan review as long as it is a
116 reasonable expansion. The playground is a brand new structure with public access so it
117 makes sense to address roads and parking. They felt the hoop houses can be started
118 when Luke is ready. Tyson agreed that the hoop houses can be done, but need a site
119 plan review for buildings/playground.

120
121 Joshua agreed that the hoop houses do not trigger site plan review, but differs whether
122 the building expansion triggers site plan review. He leans more toward not requiring a
123 site plan review until the playground. All agree that playground requires site plan
124 review.

125
126 Jim reminded everyone that they are not voting, they are coming to an agreement as to
127 what meets the threshold for a site plan review. Chris felt Luke needed an official
128 decision. He felt that if someone comes in with a sketch or clear description then the
129 Board says yes or not to a site plan review. If it is at all vague about what the person
130 was trying to do, they need a site plan review.

Tyson thinks the barn should be included in the site plan and anything he is thinking of doing.

Jim stated there is a specific application for a building permit and he needs to know whether the Board thinks a site plan review is needed in order for him to issue a permit or not.

Luke asked what is entailed in doing a site plan review before he broke ground for the barn. He needed a drawing on graph paper outlining each structure, including the possible playground and give it to the Board with the site plan review application and a list of abutters. The Board notifies the abutters and the Town notifies them of the public hearing.

It was agreed that the hoop houses are not a concern to the Board. The extension and playground should have a site plan review.

Tyson brought up the transition of secretaries of the Board and electronic documentation. Jim stated he provided Lori with all files needed and he would meet with Nancy to cross check and delete documents from Nancy's computer and save them to an external drive to retain records.

Tyson mentioned an amendment, a warrant article regarding the RSA for the cemetery.

Motion by the Chair to adjourn, seconded by Chris, to adjourn the meeting at 8:20 p.m.
Motion passed unanimously.

Lori Venie, Secretary

Next meeting: January 22, 2013, 7:00 p.m., The Meeting House.