

MINUTES OF THE MEETING  
OF THE  
CANTERBURY PLANNING BOARD

January 22, 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; Art Rose, Vice Chair; Doug McCallum, Alice Veenstra, Joshua Gordon, Chris Blair, and Tyson Miller, Selectman Representative.

BOARD MEMBERS ABSENT: Seth Cohn.

OTHER PARTIES PRESENT: Mark Stevens and Kent Ruesswick, cemetery trustees.

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 addressed the uncertainty about the procedure or authority during a preconceptual consultation. He suggested the Board review the Planning Board handbook put out by the Local Government Center and read a portion of same relating to the Board's authority during the meeting. He confirmed that the discussion at the preconceptual consultation meeting is in very general terms, informal and no plans or specific details are presented. The Board can discuss any pertinent information containing the master plan and local regulations that must be considered. The goal is to help the applicant know if there are any conflicts or needs action by the Zoning Board. The corresponding RSA is 676:4. It still leaves the question as to whether or not the Board can vote as to whether a particular application does or does not meet the threshold for which site plan review is necessary.

**Pre-application conceptual consultation with George Carpenter to discuss property in Intervale Road, Map 235, Lot 3.** George Carpenter is not the landowner but is acting in their stead. One owner lives in Arizona, the other in Rhode Island. The prior owner lost the property to auction and the current owners purchased it. The buildings have been neglected for decades. They would like to renovate the currently framed 2<sup>nd</sup> floor of the structure to make it temporary lodging for personnel (interns), and the first floor wood shop into a commercial kitchen.

41 The goal is to bring the farm back to production and up to conformance for use and  
42 zoning. They want to renovate the structure to bring an on farm value added product  
43 kitchen, which would retail farm product on site. Similar to Apple Hill Farm.

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45 Jim questioned if land is zoned agricultural. George said in May or June of 2012 it was  
46 agricultural in the town office. Jim confirmed that an accessory dwelling unit is an  
47 accepted use in that zone but still needs a building permit.

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49 Doug confirmed that the produce they would be selling comes from product on the  
50 property according to the RSA's.

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52 Tyson confirmed that the product should be locally grown and the majority shall be  
53 grown on site or on other land of the owner.

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55 Jim relayed that the intention of the Board based on the master plan and the RSA's to  
56 be as friendly toward agricultural applications as possible. If any of the requirements  
57 do not seem to apply to their needs, Jim suggested George file a waiver for any item  
58 that does not apply. Tyson suggested a waiver for light/sound issues if necessary.

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60 Art asked if they were adding parking or lighting or if he was only dealing with the  
61 existing buildings. George indicated no major parking problems but width of roadway  
62 needs to be addressed.

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64 Jim confirmed that the proposed kitchen will have all State inspections. Inspections will  
65 be addressed over the winter.

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67 Tyson asked if the property was in an aquifer protection area. George was unsure.  
68 After discussion and viewing maps, it looked as though all of Intervale Road is. If so,  
69 any hazardous chemicals may need impervious floor and be stored properly. Tyson  
70 suggested George review the regulations to be sure they address all issues.

71  
72 There was discussion as to whether an engineer needs to draw the plan or if a lay  
73 person can draw it. Jim reminded this could be a waiver issue for the Board to discuss  
74 and decide on. Art reminded everyone that the regulations apply to everyone. When  
75 doing the site plan review application, George should put down as much information as  
76 possible and attach any written waivers he feels are needed.

77  
78 Jim questioned the time frame of the project. George would like to have it renovated  
79 and producing product by June 1, 2013. He reminded George to use the most recent  
80 applications.

**Discussion of whether or not to hold a public hearing regarding an amendment to the zoning ordinance to include burial site setbacks at cemetery.**

Tyson stated the cemetery trustees asked that language be put in zoning ordinance to alert people as to what cemetery setbacks are. Tyson pulled language from RSA 289:3.

Mark Stevens and Kent Ruesswick, cemetery trustees, go to training at the attorney general's office where they were advised the language should be included to protect the town from liability. If an applicant comes to the Planning Board with a site plan, or Building Inspector with an application and a permit is issued without knowledge of this State ordinance, the Town could be exposed to liability.

Josh made a Motion to Hold a Public Hearing to Incorporate in to the Canterbury Ordinances the Cemetery Site Setback Section. Doug seconded the motion.

Alice questioned why only section III is being included and if parts 1 and 2 are already in ordinance. Mark stated parts 1 and 2 don't really affect the Town since they refer to new cemeteries. In the 1700 and 1800's black people, Indians, and people of mixed race were not allowed to be buried in cemeteries. All of those bodies were buried outside the cemetery walls. No excavation or utility work is allowed within 25 feet around a cemetery for that reason.

Jim questioned if 25 feet was adequate. Mark said that is State law.

Chris questioned how the Town would change the ordinance in conjunction with any changes the State may make. Jim suggested including language citing the RSA "as amended from time to time."

A vote was held on Motion to hold public hearing. All in favor, motion passed unanimously. Meeting will be February 5<sup>th</sup>. Rather than have two Planning Board meetings two weeks in a row, the regularly scheduled February 12<sup>th</sup> meeting will now be held on February 5<sup>th</sup> after the public hearing.

**Other Business** Doug attended a lecture by State Transportation Commissioner. The State's priorities are for roads that have regional connections. Focus is on safety and maintenance. If the Town needs something improved then the argument needs to focus on regional, safety and maintenance issues. Tyson believes everything that needs to be in, has been submitted.

121 Motion to Adjourn by Chair, seconded by Joshua. Motion passed unanimously, meeting  
122 ended at 8:00 p.m.

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124 Lori Venie, Secretary

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126 **Next meeting: February 5, 2013, 7:00 p.m., The Meeting House.**