

MINUTES OF THE MEETING
OF THE
CANTERBURY PLANNING BOARD

March 26, 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, Chris Blair, Joshua Gordon, Seth Cohn, and Tyson Miller

BOARD MEMBERS ABSENT: Alice Veenstra

OTHER PARTIES PRESENT: Luke Mahoney, Brookford Farm and Ken Stern (Conservation Commission).

Draft minutes of March 12, 2013. Seth Cohn made a motion to approve the minutes, seconded by Chris Blair. There was no discussion on the motion and the minutes were voted on and approved unanimously.

Public Hearing regarding Soil Shares, LLC (Brookford Farms) (continued from March 12, 2013). Luke Mahoney appeared for the continued hearing on his Site Plan Application of Map/lot 261-1-0. The prior meeting ended after waivers were voted on and it was decided the Board wanted to see a plan outlining the building envelope and proposed changes within that envelope.

Luke thanked the Board for listening to his project and going thru this process. It gave him time to think about what they, and the farm, needs to be successful. He handed out a packet he prepared for the Board that outlined a five year plan, the annual production units for the farm, and a map of the parcel. The only thing not included was manure storage and that will be addressed by the NRCS plan which should be completed by May.

The Board reviewed the map outlining the building envelope of 8.3 acres and discussed the buildings located outside the envelope. Luke explained that the easement does allow building outside the envelope but cannot include things like electricity.

The Board discussed the total square footage of the entire proposed project and placing a limit on the total number of square feet allowed under this site plan application, rather than approving specific buildings and locations. The easements on the property dictate what type of buildings can go where on this property and their limitations. The goal is to

43 approve a project that Luke can move forward with over the next 5 years or so without
44 having to come before the Board for each step of the process.

45
46 Seth calculated all square footage of existing and proposed buildings to be
47 approximately 109,000 square feet, according to Luke's plan. Seth felt as long as the
48 project remains within the building envelope, or in accordance with the easement,
49 125,000 square feet or less is reasonable for a cap.

50
51 Art discussed the need for Luke to move forward in accordance with Best Management
52 Practices.

53
54 Art made a motion to accept site plan presented with conditions:

- 55
56 1. Map be updated to show the distinction between existing v. proposed buildings;
57 2. If the aggregate square footage as presented exceeds what is shown today, then
58 it will trigger site plan review;
59 3. Farming activities fall in line with Best Management Practices for farming;
60 4. NRCS permit and plan become part of site plan.

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62 Doug seconded the motion.

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64 There was further discussion about whether to use a definite number or scope.

65
66 Jim asked Luke when construction is scheduled to begin with respect to that plan?

67
68 Luke stated he has funds he needs to use up. He will talk to FSA as they wanted Luke
69 to use the funds by April, but he believes May is fine.

70
71 Doug suggested the Board approve the project now and let Jim decide, as Canterbury
72 Building Inspector, if the final plan is adequate under the building permit. The Board
73 agreed and the consensus was that Luke would not have to come back to the Board,
74 but did have to abide by the four conditions outlined in the Motion.

75
76 Art asked Luke what is happening with runoff. By having the NRCS plan it tells the
77 Board that NRCS will be overseeing the project. Luke confirmed. The agency approval
78 of the plan is fine with the Board.

79
80 Luke asked the board is the Best Management Practices is enforced by the Board. No.
81 The Canterbury Selectmen would refer the issue to the Department of Agriculture for
82 enforcement.

83
84 The Board held a vote on the Motion: All were in favor and the Motion was passed
85 unanimously.

88 Luke is working with Rachel Philips Tibbits at NRCS. Ken Stern suggested he work
89 with her to fine tune his plan.

90
91 Luke asked if he could start the building before the nutrient management plan comes in
92 from NRCS.

93
94 Jim stated that if Luke were starting all the buildings right away then the answer would
95 have to be no, but as long as he's starting a small portion of the project, like the cow
96 barn, he could go ahead with that.

97
98 **Other business:**

99
100 The former Odyssey House project is scheduled for the Zoning Board on April 28th.
101 They are appealing Jim's administrative decision to require them to get a separate
102 special exception from the one the Odyssey House previously had. They will be
103 seeking a special exception at same meeting.

104
105 Art asked what Jim based his decision on. Jim stated the grounds were that a lot of
106 time has passed and the uses are similar but not identical, among others.

107
108 Jim reminded the Board that a Chair and Vice Chair must be elected during the meeting
109 in April. Jim suggested it is long overdue that he gets replaced as Chair and
110 encouraged the Board to consider the positions.

111
112 Motion to adjourn by Chris Blair, seconded by Art Rose. Motion was voted on and
113 passed unanimously, meeting ended at 8:00 p.m.

114
115 Lori Venie, Secretary

116
117 **Next meeting: April 23, 2013, 7:00 p.m., The Meeting House.**