

MINUTES OF THE MEETING
OF THE
CANTERBURY PLANNING BOARD

June 25, 2013

The Chair called the meeting to order at 7:00 p.m. It was determined that a quorum was present.

BOARD MEMBERS PRESENT: Art Rose, Chair, Jim Snyder, Vice-Chair, Joshua Gordon, Doug McCallum, Alice Veenstra, and Tyson Miller, BOS Representative

BOARD MEMBERS ABSENT: Seth Cohn, Chris Blair

OTHER PARTIES PRESENT: Donna and James Miller

Draft Minutes of June 11, 2013: Jim Snyder made a motion to accept and approve the minutes, seconded by Alice Veenstra.

Discussion of minutes: None.

Vote: A vote was held, all in favor, minutes passed unanimously.

Public Hearing for Donna and James Miller, Petals in the Pines, Tax Map 239, Lot 16, 126 Baptist Road, for the addition of a pavilion.

Donna presented the plan and explained the layout of the property. The Board reviewed the map for location of each building, rights of way, setbacks and tree lines.

The entire space where the pavilion will sit is covered by wood chips. Doug was concerned about the fire code as far as spacing between buildings since the pavilion is an assembly space, which requires a higher standard. Jim stated the structure is open on 3 sides and egress is not a concern.

Art reminded the Board that the Millers were granted an exception for a home business by the Zoning Board in April 2012.

Art read aloud the list of requested waivers that accompanied the Miller's application.

Joshua made a motion to grant all of the requested waivers. Jim Snyder seconded the motion.

Discussion: There was no discussion on the waivers.

Vote: A vote was held, all members were in favor of granting all waivers. The vote being unanimous, the Miller's waivers were granted.

Jim Snyder made a motion to approve the site plan. Doug McCallum seconded the motion.

Discussion: none

Vote: A vote was held, all members were in favor of approving the site plan. The vote being unanimous, the Miller's site plan was approved.

Other Business:

Site Plan Review Applications: It was brought to the Board's attention that the checklist currently attached to the Site Plan Review Application is not consistent with the list of required documents in the Site Plan Regulations. It was agreed that the list currently attached to the Site Plan Review Application applies more to a Subdivision Application and will continue to be attached to that application. The required exhibits and data included in the Site Plan Regulations will now be attached to the Site Plan Review Application.

Permits and Approvals: Joshua brought up the issue of necessary permits that would result from a Site Plan Review approval. He was wondering what kind of follow up the Board would do, if any, to determine if all permits were obtained by an applicant. Jim stated if there were buildings to be built, it would be noticed there. Tyson stated in the past there was an instance where someone didn't have the proper permits and could not get their application approved. It ended up in court but eventually it all worked out. Art stated it is always up to the Boards discretion to accept an application if the required permits are not there. If approvals are not there, the Board either does not accept or approve the application, or it is approved with conditions. If permits are required after the fact, it would become an enforcement issue by the Town.

Vaughn Application: Lori advised the Board that she received Marty Vaughn's Site Plan Review Application. The Board agreed to schedule the public hearing for July 9, 2013.

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81 **Rehabilitation Facility:** Tyson informed the Board that a special exception was
82 granted for the new rehabilitation facility was granted and will be coming to the Planning
83 Board at some point. Lori will obtain the minutes and conditions of the approval for the
84 Board.

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86 Some members of the Zoning Board and a few other people have commented that the
87 Planning Board's permissions of uses does not generally cover rehabilitation facilities
88 and we should address what we want to do with them in the future, i.e. possibly
89 breaking them out by type i.e. a prison. Art agreed and suggested it be taken up with
90 the Zoning Board. Jim stated we should add it to the agenda and discuss it in detail as
91 a specific item. Tyson suggested that in preparation of that discussion, the Board might
92 want to look at other town's established zoning ordinances on different types of
93 rehabilitation facilities. Tyson confirmed he is absolutely not referring to the
94 rehabilitation facility the Zoning Board just granted a special exception to, that is already
95 done. Nothing done with zoning will affect them. This is for future projects. Doug
96 mentioned we could get some help from regional planning. Tyson mentioned LGC as
97 well. An example would be a facility for adjudicated people by court order, maybe we
98 don't have the police force for that seeing we don't have police on weekends. We could
99 possibly disallow it, but am unsure. These are things to look into.

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101 **Unitil:** Tyson then informed the Board that Unitil is doing a Storm Resiliency Pilot
102 Project. Canterbury is on the list. Unitil will be cutting trees with ground to sky
103 clearance with 10 feet on either side of poles and lines, so it is significant. Hackleboro
104 Road is on the list and they'll have to come to the Board due to Hackleboro Road being
105 a scenic road.

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107 **Recusal:** Joshua asked what the standard is for recusal from a matter. Art stated you
108 just say you do not want to vote. Jim referred Joshua to the Planning Board Handbook
109 for exact procedure on that.

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111 Jim made a motion to adjourn, Alice seconded the motion. All voted in favor.

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113 Meeting ended at 8:30 p.m.

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115 Lori Venie, Secretary

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117 **Next meeting: Tuesday, July 9, 2013 at 7:00 p.m.**