

MINUTES OF THE MEETING
OF THE
CANTERBURY PLANNING BOARD

December 10, 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, Doug McCallum, Joshua Gordon, and Tyson Miller, BOS Representative

BOARD MEMBERS ABSENT: Chris Blair, Alice Veenstra, Seth Cohn

OTHER PARTIES PRESENT: Tim Bernier of T.F. Bernier, Faith Berry, Ken Stern

Draft Minutes of November 26, 2013: Jim made a motion to accept and approve the minutes of November 26, 2013, seconded by Tyson.

Discussion of minutes: none.

Vote: Unanimous. Minutes of November 26, 2013 were approved.

Public Hearing of Faith Anne Berry Trust, Minor 2 Lot Subdivision: (Map/lot 107/9, 24 Morrill Road)

Tim Bernier was representing the interests of Faith Berry. The Board reviewed the plan as presented. Waivers were requested on 3 items:

1. "To show the locus map at 1"=1000 rather than 1"=500 in order to adequately show surrounding roads." Jim moved to grant a motion to approve the waiver, Tyson seconded. No questions or discussion. Vote taken – **waiver approved.**
2. "To only show wetland soils on a portion of the lots, within the limits of the topographical survey, in order to demonstrate adequate lot sizing per zoning requirements." Jim moved to grant a motion to approve waiver, Tyson seconded. Discussion: Jim asked for clarity on the topography outlined on the map. Tim explained they showed topo on the area affected and showed the wetlands in front of the property. Jim asked if there are wetlands in other areas of the property. Tim stated there were in various spots throughout the property but the

soils are all moderately to excessively well drained. Not even 1/3 of the remaining land is wetlands. Vote taken – **waiver approved.**

3. “To only show topography on a portion of the lots, in order to demonstrate adequate lot sizing and building potential.” Jim moved to grant a motion to approve the waiver, Tyson seconded. Discussion: Jim asked if there were any steep slopes. Tim stated no, the grade is pretty consistent. Vote taken – **waiver approved.**

General discussion of project:

Tyson question the frontage. Tim stated the total frontage on the new 5 acre lot is 314.5 feet, the frontage on the larger lot is 325 feet. He explained they are looking to subdivide the 3 unit residential building lot in order to sell it. Tyson confirmed the requirement of a 2 acre and 300 foot frontage minimum.

It was requested that Tim revise the reference to the zone from “R” to “RE” to comply with the town’s zoning references. Tim will make the change.

Tyson questioned where the soccer field is in relation to this property. Faith Berry pointed on the map and said she believes it is out near the snow mobile trail. Mr. Stern asked if there is a plan for the snow mobile trail’s right of way. Faith stated no, the access is only based on the fact that she never gets complaints from tenants. She believes as long as users of the trail are considerate and well behaved, there should be no issue.

Jim made a motion to approve the subdivision with the condition that the final map has the “RE” designation for the zone. Doug seconded the motion. There was no further discussion, a vote was held and the **subdivision application was approved.**

2014 budget: Tyson stated that the Board of Selectmen looked at the Planning Board’s budget and had no changes. Joshua pointed out we were under budget on all items.

Art went through each item:

Postage – included in application fees

Seminars – Joshua felt it would be nice to leave the line item for various seminars offered to the Board members.

Secretary – There was discussion about the change over in secretary’s this year causing a short overlap of having two secretaries for the transition, and the fact that some meetings were cancelled due to lack of items on agenda. If any salary

adjustments are made it can be addressed at that point. Jim stated the Selectmen would have to understand if this item went over budget next year due to additional duties of the secretary relating to the website, the Selectmen would have to understand. Members agreed.

Professional services, advertising, printing and supplies were all fine.

The Board agreed the budget amount of \$8,480 is good. Tyson would let the Selectmen know.

Other Business:

Farm Stands: Tyson brought up the issue of the definition of farm stands and is suggesting a change be made. The Town's definition is more restrictive than the State RSA. The State refers to 35% of the product sold should be grown on the farm. The Town says "a majority should be grown on the farm" and that all products should be locally grown. Art pointed out that Canterbury is pro-agriculture. Tyson explained that there was a recent issue at the ZBA with a farm in Canterbury and he feels this needs to be addressed for the future. Jim agreed but added that it needs to be put on the agenda as a line item for discussion.

The Board agreed. According to Town Meeting guidelines, there are certain requirements that have to be met to add a zoning amendment as an item to be voted on at Town Meeting. In light of that, **the Planning Board's January meetings have been changed as follows:**

The meetings originally scheduled for January 14, 2013 and January 28, 2013 will now be held on

**January 7, 2013 and January 21, 2013
7:00 at the Meeting House**

Housing of Farm Workers: Tyson stated that another issue the Board should look at next year is the housing of farm workers and the seasonal abodes. Art felt this was a good way to close loopholes.

Board Membership: Tyson asked if we need to address Board membership remembering that a quorum is four people. Art stated there is always open recruitment and maybe a blurb could be run in the monthly newsletter.

119 Jim made a motion to adjourn, seconded by Doug. Motion was voted on and
120 approved.

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122 Meeting adjourned at 8:00 p.m.

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124 Lori Venie, Secretary

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126 **Next meeting: January 7, 2013, 7:00**