

October 7, 2024

Introduction

Present:

Ken Folsom, Canterbury Town Administrator; Gail Ober, Canterbury Land Use Administrator; Michelle Hammond, Canterbury Planning Board Secretary; Tim McGibbon, New Hampshire Development Group; Keith Anastasy, New Hampshire Development Group; and Tim Sheedy, attorney for New Hampshire Development Group. Joining the meeting about 30 minutes after its beginning was Joel French, Canterbury Building Inspector.

Ken shared the building permit Cap in Canterbury with developers. Developers stated this could potentially affect financing.

Ken shared that this dev is something the town needs with the housing crisis. He has talked with the selectmen, and they understand the process.

Fire Protection needs to be addressed. We don't have a fire hydrant system in the town. Fire Chief might be looking for a cistern. Potential impact to our school district.

Location will not affect traffic in town due to location.

Ken shared that he sees the Dev plan as positive.

Dev: Timothy asked how long the permit cap has been in place. Ken said in the early 80s. A lot of the small town put building caps in. Ken said we have never reached the CAP. (Only one developer can have 25% per Gail) Ken, it is a zoning ordinance so you would need to go to the ZBA for the variance but be aware you need for the Pre-Conceptual Plan. Gail, do you have any sense for commercial development. DEV (Keith) showed an area for possible dog walking, ball field, gate and access for storage or something like VAULT storage. Gail got an email from Sam that Farmstead Design with what the outside of the buildings would look like. Keith said he could take people to other Subdivisions to show you what they look for. She brought up landscaping and the issue of focusing on things that are native to NH. It is called Farmstead Design. She also asked about solar. Keith said we are going to look for any subsidies for solar but wants it tastefully and economically done. Ken shared how the town is green and anything that would add to that would be helpful for presenting to the town. Agrihoods is what they referenced. Keith showed a wide-open part where there could be an option for farming. Hildreth Farm is the name they want to use based on the handwritten deed.

Cluster Subdivision to preserve much of the open space.

Gail RFP for road engineering, we have very limited staff. State Maintained Road so the town can talk about that part. DOT 3. Main office is down in Bedford. Canterbury only has the ability to talk to the state. Ken agreed that there would be 3rd party studies.

Gail, We don't have a technical review committee but will likely put together a committee. That would happen before the planning board review. Gail asked if it will be private roads and DEV said yes, it is all private roads.

Dev have meeting with ZBA on the 22nd.

Gail discussed the well, Keith stated it is a municipal water system. Each building will have its own septic. But a common field.

Was mined, past owner Steve Cochran, sand and loam, not wet.

Commercial piece out front, Condo share

Will need AG approvals.

Joel, BPC: 32 permits allowed per year, 25% can be given to one contractor without having to go to ZBA. DEV would need to get a variance for about 20.

Impact Fees: we do have provisions on those Gail is updating. Tim: is it a planning board discretion or is it ZBA. Gail, Conditional Use Permit gives more latitude to planning board. But stated that we would need to discuss with our legal team.

Per Unit/Per Square Foot:

Not senior or subsidized housing.

Joel asked protentional use of the back side, there is two 30-gallon cisterns. One up front and one towards the back in Epsom. Pennecheck water system. Pump house

October 22 PBM