

Planning Board Meeting

PUBLIC HEARING

January 16, 2025, 7PM at the Town Hall

(Draft Minutes)

Members Present: Greg Meeh (Chair), Rich Marcou, Kent Ruesswick (BOS rep), John Schneider (Vice Chair),

Members Absent: Hillary Nelson (Alternate), Logan Snyder, Brendan O'Donnell (Alternate), Megan Portnoy, Joshua Gordon

Others Present: Evan Hauptman, Calvin Todd, Clifton Matthew, Matt Monahan (CNHRPC), Randi Johnson, Sean O'Brien, Edgar Rivera, Randi Johnson, Tom Franco, Cheryl Franco

Agenda

1. Call to Order

Greg Meeh (Chair) called to order at 7:04 PM.

2. Warrant Article 2

Are you in favor of the adoption of Amendment No. 1 as proposed by the Canterbury Planning Board for the Town of Canterbury Zoning Ordinance as follows:

To enact certain administrative revisions to the Ordinance including:

To amend Article 5.3, Section C, Table of Principal Uses in zoning ordinance as follows:

(P29) To correct omission in the *Table of Uses* of the Farmstead Alternative by Conditional use permit in the Rural Zone (RU), the Residential Zone (R), the Center

Historic District Zone (CHD), and the Shaker Village Museum Preservation District (SVMPD).

Rich made a motion to move Article 2 amendment No. 1, first section regarding farmstead alternative be accepted as *corrected* in the table of uses to Town Meeting, John seconded. No further discussion, all voted in favor, Aye.

(Pg 30) To clarify that Convenience Stores may include gas pumps and diesel pumps by Special Exception except for underground storage tanks in the aquifer protection overlay. Rich made a motion article 2 amendment No. ,1 second part regarding the convenience stores to Town Meeting, approved as amended, John seconded. No further discussion, all voted in favor, Aye.

(Pg 30) To allow Commercial EV Charging Stations in the Commercial Zone (C) and the Industrial Zone (I) by right and to permit them by Special Exception in the Center Historic District (CHD) and in the Shaker Village Museum Preservation District(SVMPD)Amend SVMPD in table of uses, Rich motioned to move Article 2 Amendment No.1, third section having to do with EV commercial charging stations approved as amended to Town Meeting. John seconded, no further discussion, all voted in favor, Aye.

Clifton Mathiew recommended that we not move forward with EV chargers until we know more about how the power would be provided.

(Pg 31) Permit Commercial Solar in the Commercial Zones and Industrial Zone by right Rich motioned Article 2 Amendment No. 1 pertaining to commercial solar be approved to move to Town Meeting, John seconded, no further discussion, all voted in favor, Aye.

(Pg 31) Permit Data Storage Centers in the Industrial District Article 2

Amendment No.1. Rich motioned to move Article 2 Amendment No. 1 to Town Meeting pertaining to Data Storage Centers to be approved. Kent seconded. No further discussion, all voted in favor, Aye.

(pg 28-31) To indicate as foot note number 1 to the Table of Principal Uses, that residential uses are permitted in the Commercial Zone (C) as part of a commercial cluster development only. This shall apply to Cluster Developments for Single Family, Pre-site built housing, Manufactured Housing, Two-Family, and Multi-Family. Greg motioned to move to Town Meeting, Article 2 Amendment No. 1, Kent seconded, no further discussion, all voted in favor, Aye.

Definitions:

Article 3, Amendment No. 2

Commercial solar amended article 3 by adding the definition of solar and striking “field “Greg motioned to move article 3, amendment 2 as amended to Town Meeting, Kent seconded no further discussion, all voted in favor, Aye.

(Pg 13) DATA STORAGE CENTER: A physical room, building(s) or facility that houses IT infrastructure for building, running and delivering applications and services as a principal use of the land. It also stores and manages the data associated with those applications and services. A Data Storage Center does not include data storage as a secondary or accessory use of the principal use of the land. Greg made a motion to move Article 3 Amendment 2 to amend to include definition of data storage center as written on page 13, previously read to Town Meeting. Kent seconded the motion, no further discussion, all voted in favor, Aye.

(Pg 12) Commercial EV charging station, one or more charging units designed to charge Electric Vehicles (EV) for a fee at a site open to the general public.

Rich made a motion to move Article 3 Amendment 2 to amend article 3 definition by adding the definition for Commercial EV charging station, to Town Meeting, Kent seconded, no further discussion, all voted in favor, Aye

Article 4

(Pg 98) Greg motioned to move article 4 to amend 18.3A to read; A detached Accessory Dwelling Unit shall not be constructed on a lot of less than 1.75 acres excluding slopes over 15% and wetlands, Kent seconded, no further discussion, all voted in favor, Aye.

Article 5

(Pg 42) Amended 6.9 Commercial Cluster Development, Section B. Greg made a motion Article 5 Amendment 4 to amend article 6.9 section B by indicating the total number of lots per units shall be calculated in the same manner and that acre allotments required for any use shall not be less than the actual acreage of that use/lot(s) to move to Town Meeting as amended, Kent seconded, no further discussion, all voted in favor, Aye.

(Pg 36) Article 6.4 Section 1 add item number 5 wetlands and slopes more than 15% combined shall not account for more than **20%** of undisturbed Designated Open Space. Greg made a motion to move Article 6.4 Section 1 , add number 5 to Town Meeting, Rich seconded. (That/than typo) no further discussion, all those in favor, Aye.

(Pg 43) 6.9 Commercial Cluster Development, Section C by adding a requirement that no Commercial Cluster Development shall have more than 50% residential units or

lots whichever is greater. Greg made a motion to move article 5 amendment 6.9, n, Section C, to Town Meeting. John seconded, no further discussion, all voted, Aye.

Article 6

To make non-substantive editing and formatting changes including the following: To make non-substantive editing and formatting changes including the following:

1. To correct misspelled words.
2. To eliminate duplicate text.
3. To change asterisks in the table of uses to numbered footnotes.
4. To update references to the Site Plan Regulations and Subdivision Regulations to references to the Land Development Regulations.
5. To update and correct any numbering or spacing issues.

Rich made a motion to move Article 6 Amendment 5 non-substantive editing and formatting changes as listed to Town Meeting, Kent seconded, no further discussion, all those in favor, Aye.

Tom Franco asked why batteries were tabled, Greg responded that people were concerned about health and safety, and we did not have enough time to get together information.

There will be a second meeting on January 30, 2025, 7PM at the Meeting House.

Rich motioned to adjourn the meeting, Kent seconded at 8:24pm

Respectfully submitted,

Michelle Hammond,
Planning Board Secretary