

Canterbury Planning & Zoning Commission
Thursday, February 10, 2022- 7:00 p.m.
Canterbury Municipal Building, 1 Municipal Drive/Zoom

MINUTES

I. Call to Order

Z. Maderia called the meeting to order at 7:00 p.m.

II. Roll Call

Members present: Z. Maderia, R. Hegan, C. Kent, B. Sear (zoom), M. Bruneaux (7:04 pm),

Members absent: I. Barron, C. Johnson, S. Trudeau

Alternates present: D. Wolford

Alternates absent: R. Babcock

Others present: C. Lippke, M. Gil, D. Sorrentino, R. Hamel, G. Gwiazdowski, B. Lamont, F. Szczesiul and others

III. Minutes- January 13, 2022

C. Kent made a motion to approve the minutes from January 13, 2022. R. Hegan seconded the motion and it passed unanimously.

IV. Public Participation- None

VI. Public Hearing

A. PZ#22-1-SUB, Andrew & Kirsten Wotton, subdivision, Walker Road, Woodchuck Hill Road, and Water Street, Map 7, Lot 4.

The Commission opened the public hearing. D. Sorrentino of Boundaries, LLC was present at the meeting. He stated that the abutters were notified, and the public hearing signs were placed on the property. The application was approved by the Inland Wetland and Watercourses Commission. D. Sorrentino stated that the applicant was requesting a waiver of Section 3.12 requiring street monumentation. He explained that six less monuments would be erected than as required by the regulations.

D. Sorrentino stated that the open space requirement did not apply to this subdivision. He explained that the regulations require open space when more than 3 lots are required. As the lot was an existing building lot, the applicant was only creating 3 additional. D. Sorrentino stated that the State Archaeologist recommended that a survey be completed prior to construction. He stated they received a quote for the survey from one company, and another declined. He stated he would leave the decision up to the Commission, but he could notify the State Archaeologist office prior to construction if they felt they needed to review the site.

B. Lamont of 43 Walker Road stated he was told the property was unbuildable. D. Porter-Price of 17 Woodchuck Hill Road asked what the possibility that additional subdivision proposals were applied for on the property. D. Sorrentino stated the wetlands would

make this difficult, and the applicants had no plans that he knew of, but he would not rule this out. C. Essex of 566 asked if the trees on the property would be cleared. D. Sorrentino stated that they would not be cutting any trees.

C. Kent made a motion to close the public hearing. R. Hegan seconded the motion and it passed unanimously.

VII. New Business

A. PZ#22-2-SUB, David Simonson, Barstow Road, subdivision, Map 37, Lot 4B

C. Kent made a motion to set a public hearing for Thursday, March 10, 2022, at 7:00 p.m.

R. Hegan seconded the motion and it passed unanimously.

B. PZ#22-3-SUB, Jessie Mercier, subdivision, Packer Road, Map 62, Lot 5

R. Hegan made a motion to set a public hearing for Thursday, March 10, 2022, at 7:00 p.m. D. Wolford seconded the motion and it passed unanimously.

C. PZ#22-4-PR, Strategic Commercial Realty, Inc., d/b/a Rawson Materials, permit renewal for earth excavation, Wauregan Road, Map 67, Lot 13

The Commission reviewed the updated plan for Strategic Commercial Realty. R. Hegan made a motion to approve PZ #22-4-PR. C. Kent seconded the motion and it passed unanimously. The permit was valid until March 1, 2023.

D. PZ#22-5-PR, Camp Road Partners, permit renewal for excavation, Camp Road, Map 60, Lot 40

Boundaries, LLC submitted a letter stating there had been no activity on the property. C. Kent made a motion to approve PZ#22-5-PR. R. Hegan seconded the motion and it passed unanimously. The application was valid until March 1, 2023.

VIII. Old Business

A. PZ#22-1-SUB, Andrew & Kirsten Wotton, subdivision, Walker Road, Woodchuck Hill Road, and Water Street, Map 7, Lot 4.

B. Sear made a motion to approve PZ Application #22-1-SUB. R. Hegan seconded the motion and it passed unanimously.

IX. Any other appropriate business - None

X. Adjournment

The meeting adjourned at 8:00 p.m.

Submitted,

Melissa Gil

Cc; Town Clerk; Applicant files