

Canterbury Planning & Zoning Commission
Thursday, April 11, 2024- 7:00 p.m.
Canterbury Municipal Building, 1 Municipal Drive

MINUTES

I. Call to Order

Z. Maderia called the meeting to order at 7:02 p.m.

II. Roll Call

Members/alternates present: Z. Maderia, B. Hegan, C. Johnson (7:06), M. Bruneaux, J. Lee, D. Wolford, J. Baldwin, B. Farland, R. Mills

Members alternates absent: B. Sear, W. Dupont, S. Trudeau

Others present: M. Gil, R. DeLuca, and one audience member.

All alternates were seated as voting members. C. Johnson arrived the meeting at 7:06 p.m.

III. Minutes- March 14, 2024

B. Hegan made a motion to approve the minutes with the correction on the spelling of R. Mills' name. J. Baldwin seconded the motion and it passed unanimously.

IV. Public Participation (items not on the agenda) – None

V. Public Hearing

A. PZ#24-1-SUB, Adam Bakanowsky, subdivision, 274 Bingham Road, Map 11, Lot 15

Z. Maderia opened the public hearing. He stated that abutters were notified, notice was published in the newspaper, and a sign was posted on the property.

R. DeLuca of CLA Engineers, was present at the meeting. He stated the application received approval from the Inland Wetlands and Watercourses Commission and approval from the Northeast District Department of Health. Both approvals were on file. The Commission reviewed the plans. R. DeLuca stated the property contained 17 acres, and 4 acres would remain with the existing dwelling. M. Gil stated there were no comments from the Public Works Director as the new lot would be sharing the existing entrance for 274 Bingham Road. There were no comments for or against the application.

M. Bruneaux made a motion to close the public hearing for PZ #24-1-SUB. J. Lee seconded the motion and it passed unanimously.

VI. **New Business**

A. **PZ#24-4-SUB, Wayne Laframboise, subdivision, 465 North Canterbury Road, Map 64, Lot 1**

M. Bruneaux made a motion to set a public hearing for PZ#24-4-SUB for Thursday, May 9, 2024, at 7:00 p.m. D. Wolford seconded the motion and it passed unanimously.

VII. **Old Business**

A. **PZ#24-1-SUB, Adam Bakanowsky, subdivision, 274 Bingham Road, Map 11, Lot 15**

B. Hegan made a motion to approve PZ#24-1-SUB, Adam Bakanowsky, subdivision, 274 Bingham Road, Map 11, Lot 15.

VIII. **Any other appropriate business**

A. **R. DeLuca, CLA Engineers- North Canterbury Road**

R. DeLuca wished to discuss a possible subdivision with the Commission. He explained that a free cut was taken from Map 64, Lot 26 in 1972. He stated that the 2-acre parcel, listed as 64, Map 26A, is a legal, non-conforming lot that has no road frontage but an access easement through Lot 64, Map 26. This split was done in 1972 and zoning was adopted in 1974. R. DeLuca stated that the owner of both lots would like to subdivide, and while he has the required acreage and frontage to do so, he would like the new lot to use the existing driveway. He stated the sight line for a new driveway would be dangerous. M. Gil explained that the subdivision regulations state that shared driveways were allowed only by a ¾ of the Commission and could serve no more than two lots. M. Gil and R. DeLuca both discussed this with Attorney Mark Branse who suggested a "Declaration of Easement for Driveway and Utilities" agreement be signed by the property owners (example on file) and then the Commission could vote on this waiver. It was the consensus of the Commission that R. DeLuca proceed with the application.

IX. **Adjournment**

M. Bruneaux made a motion to adjourn the meeting at 7:28 p.m. J. Lee seconded the motion and it passed unanimously.

Respectfully submitted,

Melissa Gil
ZEO

Cc; Town Clerk; applicant files