

Planning Board Meeting
7:00 p.m. March 31, 2026 at the Meeting House

Members Present: Brendan O'Donnell (Chair), Megan Portnoy, Janice DellaCroce, Joshua Gordon, Greg Meeh, Calvin Todd (Selectboard Rep), Logan Snyder via Zoom

Members Absent: Clifton Mathieu (Alternate)

Others Present: Marie Abberton, Michael Abberton, Kelly Short (Conservation Commission), Audra Klumb (Conservation Commission), Cheryl Andrew (Recording Secretary)

Call to Order

Brendan called the meeting to order at 7:00. Logan joined the meeting via Zoom at this time.

Preconceptual Consultation

22 Abberton Road Map 241 Lot 28

Marie Abberton and her son Michael Abberton presented their request to subdivide their current lot into three parcels. They noted a survey of the property has not been done at this time. Two neighbors would like to purchase some acreage as Lot Line Adjustments. There is an area of the property at Peverly Pond that is conservation land. Kelly Short spoke about increasing the Conservation Easement and noted the Commission is willing to discuss options with Mrs. Abberton.

Brendan explained the difference between a Lot Line Adjustment and a Subdivision. The Lot Line Adjustment, information found on page 29 of the Land Development Regulations, exchanges land from one lot to another existing parcel. No new lots are created. A Subdivision involves creating new parcels of land from the current lot. Per the Zoning Ordinance, Subdivisions have frontage requirements.

Brendan explained the Abberton's have two options, Lot Line Adjustments first and then subdividing, or subdividing first and then adjusting the lot lines. Subdividing first means the Lot Line Adjustments would need to be done on the new parcels individually.

The Abberton's noted the information provided was very helpful.

Election of Chair and Vice Chair

Megan made a motion to nominate Brendan O'Donnell as Chair of the Planning Board. Motion seconded by Joshua. There were no other nominations. A vote to elect Brendan as Chair was taken by roll call, all were in favor, motion carried.

Greg made a motion to nominate Megan Portnoy as Vice-Chair of the Planning Board. Motion seconded by Joshua. There were no other nominations. A vote to elect Megan as Vice-Chair was taken by roll call, all were in favor, motion carried.

Previous Meeting Minutes

There were no edits to the draft minutes of the March 17, 2026 meeting.

Megan made a motion to approve the draft minutes of the March 17, 2026 meeting as written.

Motion seconded by Brendan. A vote was taken by roll call, Logan, Brendan, Janice and Calvin voted aye, Joshua, Greg and Megan abstained.

New Business

Review of Board Procedures – ByLaws – Code of Conduct

Brendan discussed the Code of Conduct regarding the treatment of all town meeting participants in a courteous manner. Further, if there are any questions regarding Planning Board processes, these should not be discussed in a public hearing but rather after the hearing with the board. Members needing a copy of the current By-Laws and regulations should let Brendan know and he will request copies from the Land Use Office.

CNHRPC Traffic Count

The deadline for submission of the traffic count review is April 3, 2026. The Board reviewed the history and determined the following roadways to be priorities for 2026:

- Boyce Road
- Carter Hill Road
- Intervale Road (N of West Rd)
- Kimball Pond Road (during the school year)
- Old Gilmanton Road

Secondary choices include

- Baptist Hill Road (both sections)
- Intervale Road (at Northfield TL)
- Shaker Road (at Northfield TL)

Old Business

Cluster Subdivision Ordinance Review

Brendan asked the Board to consider what items or conditions might be included in the Ordinance to incentivize a developer toward a bonus density. Examples noted included open space, walkable neighborhoods, community well and affordability designation on percentage of units. The Board should come prepared to discuss ideas in the April meetings. The goal is to determine what the Board believes is important items for cluster developments, and to set the town ordinance so Canterbury is not affected by state ordinance changes.

Other Business

The question was raised if there are any contracts out with CNHRP? Brendan responded that there are no current contracts out, nor are there any involving New Hampshire Housing at this time.

Adjournment

With no further business to discuss, Greg made a motion to adjourn the meeting. Motion seconded by Brendan. A vote was taken by roll call, all in favor, motion carried.

Next Meeting: Tuesday 2026 April 14, 7:00 p.m. at the Meeting House
Minutes submitted by Cheryl Andrew, Recording Secretary