

Planning Board Meeting Minutes
Town of Canterbury, NH
May 12, 2026 – 7:00 p.m. Meeting House

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

Members Absent: Clifton Mathieu (Alternate)

Others Present: F. Webster Stout, Andrew Julian, Rob Lawrence, Steve Cochrane
Jill McCullough and Damon Meeh (Agricultural Commission Representatives)
Beth Blair joined the meeting via Zoom
Cheryl Andrew (Recording Secretary)

Call to Order: Brendan called the meeting to order at 7:00 p.m.

Approval of Previous Meeting Minutes: There were no edits to the previous meeting's minutes. Joshua made a motion to accept the minutes as written, motion seconded by Janice. A vote was taken, Brendan, Janice, Joshua, Logan and Calvin approved. Greg abstained and Megan was not yet present. Motion carried.

New Business: Megan joined the meeting at 7:07 p.m.

- **Subdivision Application and Lot Line Adjustment**

Map 230 Lot 15 Foster Road – A. Julian Family Trust

F. Webster Stout, Surveyor representing Andrew Julian, presented the application for a Lot Line Adjustment and Subdivision of the remaining parcel. When the property was surveyed, they found a portion of the barn was over the property line. The A. Julian Family Trust owns both lots and requests a Lot Line Adjustment to include the building on one lot. Mr. Stout requested a waiver of the Lot Line Adjustment fees as well as wetlands topography and structural dimensions because this is done in conjunction with the Subdivision application. There are no concerns about the 20 foot setback or wetlands on this portion of the lot. The Subdivision and abutter notification fees have been paid.

Greg made a motion to accept the application as complete, granting the requested waivers. Motion was seconded by Joshua, a vote was taken, all in favor, motion passed.

Mr. Stout discussed the proposed Subdivision. The lot is currently 37 acres. The request includes 25 acres for the parent lot and the creation of a new lot of 12.3 acres. The frontage for the new lot is on Hackleboro Road. As the lots will be over five acres, there is no need for State Subdivision approval. There is an easement for the underground home. Wetlands are shown on a four acre rectangle but the request is to not include them on the entire parcel. Mr. Stout also noted the plan kept by the town does show the topography, but the mylar recorded at the registry will not.

Brendan noted the requirements for a Lot Line Adjustment include that a new lot is not created, there is no zoning nonconformity. The adjustment will provide a setback for the existing building. There were no questions regarding the Lot Line criteria.

The regulation requirements for a Subdivision include a minimum of three acres, the lot must be 250 feet deep and 300 feet wide. There is a slight diagonal but the access comes from Hackleboro Road and there is 300 feet of frontage.

Brendan noted he did not see anything that would impact the proposed driveway or the house locations based on the wetland delineation. Mr. Stout clarified the reason for the existing right-of-way onto Hackleboro Road is because the way to Foster Road is steep in front of the existing house. There were no further comments from the Board or the public. Joshua made a motion to approve the Lot Line and Minor Subdivision, motion seconded by Megan. A vote was taken, all in favor, motion passed.

- **Conceptual Zoning Change**

Map 251 Lot 6 – Steve Cochrane

Mr. Cochrane presented his request for re-zoning a portion of his lot. The lot is 76 acres and 56 acres are covered in an Agricultural Preservation Easement. Mr. Cochrane would like to re-zone 17 acres bordering West Road to Commercial as the remaining acreage is currently zoned. When asked why he would like to change the zoning, Mr. Cochrane stated he seeks to create opportunities for future generations. Brendan noted that creating multiple zones on one lot can cause problems in the future. It might be better to consider making all acres one zone, Agricultural. Mr. Cochrane should check the Table of Uses which lists allowable activity for each zone as there are certain commercial activities allowed in an Agricultural zone. Joshua suggested the two portions of Commercial acreage might look like spot-zoning. Brendan said this is defined as singling out a parcel of land for a use classification different from that of the surrounding area, for the betterment of the owner to the detriment of others around, and does not apply in this instance. Brendan also noted the lot is close enough to the boundary of other Agricultural, Commercial or Industrial zoned properties that any zone would fit. Greg suggested subdividing the 17 acres in order to make them commercial. A variance would be needed for a subdivision with less than the required amount of frontage.

In order to change to zoning, a Warrant Article would be needed at Town Meeting, presented to the Selectboard within 90 – 120 days before the meeting. Mr. Cochrane can apply to the Planning Board to present the amendment, or he may submit a petition with 25 signatures to the Selectboard as a Petitioned Zoning Amendment. Mr. Cochrane prefers to work with the Planning Board.

Brendan requested public comments and Jill McCullough from the Agricultural Commission spoke. Ms. McCullough about the soil quality in that area. Mr. Cochrane responded that there is a lot of rock in the field and it is all sand. Further, Ms. McCullough noted she hopes to see any parcel of land to be considered as agricultural first and then as development. Beth Blair noted that she has no comments at this time other than to say she appreciates the thoughtful discussion on this important piece of property.

Old Business: Brendan noted he has still not prepared a summary of the Cluster Development changes discussed by the Board at a previous meeting. Joshua noted he will also prepare information for cul-de-sac development.

Adjournment:

Logan made a motion to adjourn the meeting, motion seconded by Greg. A vote was taken, all in favor, motion carried. The meeting adjourned at 7:53 p.m.

Next Meeting: Tuesday, May 26, 2026 - 7:00 p.m. at the Meeting House
Minutes submitted by Cheryl Andrew, Recording Secretary