

CANTERBURY PLANNING BOARD
ADVISORY COMMITTEE ON COMMERCIAL USE ZONING

MINUTES - AUGUST 25, 1993

Present: Dan Crean, Chair; Lois and Don Booth; Melissa Dudley; George Glines; Joel Hildreth; William Mears; Marcy Stamper

Meeting convened at 7:35 p.m.

The Committee first discussed exit 17. Dan Crean noted that some practical limits on commercial development could exist because the access is through a residentially developed area. Lois Booth suggested that one of the Booths' goals for their commercially zoned land was a low intensity development which could entail residences in connection with business activities.

Crean suggested that the Booths propose to the Committee at its next meeting their recommendations for zoning changes to further the Booths' plans.

The Committee then addressed the area at exit 18. Potential problems with access to the town-owned industrial land were cited and Bill Mears suggested that the Committee's first recommendation should be that the Town confirm its access rights.

George Glines suggested that land in the southwest quadrant of the interchange be zoned for commercial use except where its use is restricted by easement. Bill Mears commented that if any of the areas around the exit are zoned for commercial use it would seem fair that similarly situated property should also be zoned for commercial use.

Among the proposals discussed were: (1) rezoning the southwest quadrant for commercial use from the interstate westerly to the top of the hill leading down to the sod farm to a depth based on the land which is not restricted by easements. (Crean noted that the Conservation Commission may be in the process of mapping land in the Town that is subject to conservation easements.) (2) Rezoning the southeasterly quadrant easterly from the interstate for a distance of 750', more or less, with the southeasterly boundary running along the brook, and including a "green belt" buffer zone to separate the area from abutting residential uses.

The Committee agreed that it would discuss final recommendations at its next meeting (Thursday, September 16, 7:30 p.m. at the Sam Lake House) and would then forward its recommendations to the Planning Board.

Respectfully submitted,

Daniel D. Crean, Chair

CANTERBURY PLANNING BOARD
CANTERBURY, NEW HAMPSHIRE 03224

PROPOSED ZONING AMENDMENTS

1. As proposed by the Board of Selectmen: Proposed zoning change of land in the Southeast quadrant of Exit 18, Interstate 93. Change would be from Agriculture-Conservation to Commercial.

Beginning at the intersection of the East R/W line of Interstate 93 with the South R/W line of West Road, thence in an Easterly direction along the South side of West Road to the Westerly R/W of Public Service of New Hampshire; thence along the PSC R/W South to the intersection of the said R/W with Cold Brook Stream; thence along the thread of Cold Brook Stream to intersection of same with Northeast corner of land of Colin Heath; thence in a Southerly direction along line of land of said Heath 2345 ft. more or less to a corner; thence in a Westerly direction along land of Heath 385 ft. more or less to the East R/W line of Interstate 93; thence in a Northerly direction along the East R/W line of 93, 3550 ft. more or less to the first mentioned point.

The lots involved are as follows:

Map 4 part of Lot 036/001

Map 5 Lots 010/000, 011/000, 012/000, 013/000 and 013/001

Map 8 part of Lot 002/001

2. By citizen petition: Add the following to Article 6.1 A: Except that any cluster development which meets Federal guidelines for housing for the elderly may have a total density of one unit per acre.

Results of 1993 Proposed Zoning Changes

Question 1. Are you in favor of Amendment #1 as proposed by the Planning Board for the Town Zoning Ordinance as follows:

- a. To rename the current Resource Reserve Historic District on Shaker Road to be the Shaker Historic Overlay District and to add to this District 200+ acres of land owned by Canterbury Shaker Village, Inc., located south of Asby Road;
- b. This renamed Historic District will constitute an overlay district that is used solely to regulate aesthetic and architectural matters in accordance with regulations to be adopted by the Canterbury Historic District Commission; and,
- c. To create a new zoning district (the Shaker Village Museum Preservation District, "SVMPD") to regulate land use and established dimensional standard on the property now owned by Canterbury Shaker Village, Inc. Adjacent properties currently located in the Resource Reserve Historic District which are outside the boundaries of the Shaker Village Property will revert to the Rural Zoning District.

Yes: 402

No: 131

Question 2. Are you in favor of the adoption of Amendment No. 2 as proposed by the Board of Selectmen for the Town Zoning Ordinance as follows:

To rezone certain lands in the southeast quadrant of Exit 18, Interstate 93, from Agricultural Conservation ("A/C") to Commercial.

The Planning Board approves of this Zoning Amendment.

Yes: 200

No: 358

Question 3. Are you posed by citizen petition follows:

To amend Article 6 of the density of clusters currently permitted acres in the Rural per two acres in the density of one district, provided federal guidelines f

The Planning Board

Yes:

TOWN MEETING

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A.M. to 7:00 P.M.

of Canterbury in the
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the Town Hall in said
of March, next at ten
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Amendment No. 1 as
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Question 2. Are you in favor of the adoption of Amendment No. 2 as proposed by the Board of Selectmen for the Town Zoning Ordinance as follows:

To rezone certain lands in the southeast quadrant of Exit 18, Interstate 93, from Agricultural Conservation ("A/C") to Commercial.

The Planning Board approves of this Zoning Amendment.

Question 3. Are you in favor of Amendment #3 as proposed by citizen petition for the Town Zoning Ordinance as follows:

To amend Article 6.1.A. of the Zoning Ordinance so that the density of cluster developments may increase from the currently permitted density of one dwelling unit per three acres in the Rural Zoning District, and one dwelling unit per two acres in the Residential Zoning District, to a total density of one dwelling unit per acre in both zoning districts, provided that the cluster development meets all federal guidelines for housing for the elderly.

The Planning Board disapproves of this Zoning Amendment.