

**Planning Board Meeting Minutes  
Town of Canterbury, NH  
June 9, 2026 – 7:00 p.m. Meeting House**

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

**Members Absent:** Brendan O'Donnell (Chair), Clifton Mathieu (Alternate)

**Others Present:** Cheryl Andrew (Recording Secretary)

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

**Approval of Previous Meeting Minutes:** Logan noted a grammatical error on the minutes from the meeting of May 12, 2026. Line 83 should read, “on this important piece of property”. Greg made a motion to accept the minutes as amended, motion seconded by Joshua. A vote was taken, all in favor, motion carried.

**New Business:**

- Interpretation of RSA 674:41

After discussion with Brendan, Megan noted Brendan said this item could be continued to the next meeting when he is present. There were no objections to this by the Board. Joshua did pose a question of the need for 300 feet of frontage even on a private road. Greg noted the Ordinance states 300 feet of frontage for all roads, and an applicant would need to request a variance from the Zoning Board for a lesser amount.

Changes to the RSA are effective July 1, 2026. These changes affect the decisions made by the Select and Planning Boards, as well as the Conservation Commission, in regards to roadways in areas of scattered development. There was some question as to the interpretation of the RSA and changes, and the Board agreed to table the discussion until next meeting.

**Old Business:**

Greg noted the Master Plan refers to Town Character and asked how this relates to the Cluster Ordinance. Does Town Character refer to design standards, land zoning and usages, or is there a different definition? Town Character may indicate a more rural character. Design standards are defined, but allow for individuality in building design. As this relates to cluster developments, both Land Usage ordinances and the geography of Canterbury will assist with outlining buildable areas. Joshua noted a developer with a parcel of land in the right zone can build larger multi-family units. Ordinances have been created in good faith that the character of the town will be maintained, but must have definition to ensure the Town Character is maintained. Joshua and Logan discussed reviewing “worst-case scenarios” to test the revisions the Board puts forward so this does not need to be reviewed in another two years. The Board may theorize lots in every zone to have an idea of what developments may be proposed. The Board may consider a sub-committee to focus on these scenarios. There are companies that consult with towns for development standards, but utilizing a consultant firm would require payment. Maintaining Town Character might mean not allowing development that may be an ongoing problem. Calvin suggested reaching out to other Boards and Commissions to discuss the

concerns of each. Megan suggested using AI to overlay Town maps for zoning, land use, wetland identification, roads, etc. to determine what might be high risk zones. Central NH Regional Planning Commission can also create maps for review.

**Other Business:**

Recently passed legislation regarding residential development in commercial zones was noted. The maps overlayed with the different zones and topography Megan mentioned may also help in identifying areas that may be potential commercial zones.

**Adjournment:**

Greg made a motion to adjourn the meeting, motion seconded by Logan. A vote was taken, all in favor, motion carried. The meeting adjourned at 7:58 p.m.

Next Meeting: Tuesday, June 23, 2026 - 7:00 p.m. at the Meeting House  
Minutes submitted by: Cheryl Andrew, Recording Secretary