

**Planning Board Meeting Minutes
Town of Canterbury, NH
June 23, 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: Keith Anastasy, Nicolo Anastasy, Ronald Anastasy, Sam Foisie, Erol Duymazlar, Beth Blair, Scott Doherty, Ken Folsom, Mike Gamache, Bob Stenson, Kelly Short, Beryl Boisvert, Cheryl Andrew (Recording Secretary)

Call to Order:

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

Approval of Previous Meeting Minutes:

There were no edits to the previous meeting's minutes. Greg made a motion to accept the minutes of the June 9, 2026 meeting as written, motion seconded by Joshua. A vote was taken, all in favor, motion carried.

New Business:

- **Preapplication – Conceptual Consultation – 114 West Road / As Life Goes On, LLC**
Sam Foisie introduced the project utilizing commercial lots at the West Road Development. Erol Duymazlar, co-owner of As Life Goes On, LLC, presented the plan for two buildings, one for Assisted Living and the other for Memory Care facilities. The facility is not a nursing home nor a rehabilitation facility. There will be nurses on staff but all medical care will be provided by the residents' own physicians. If residents' needs progress past the capability of the facility, they are referred to another facility that is able to better accommodate their needs. The facility will provide housekeeping, meals, medication supervision and activities for daily living. The plan is for up to 72 units housed in the two buildings. The units are designated as bedrooms, not apartments, but some Assisted Living units may have kitchenettes (sink, microwave, small refrigerator). Both buildings will have a communal dining room for meals. The staffing ratio will be 30 staff per 24 residents, though not all will be on duty at the same time. Residents will seldom have vehicles; the parking lot will be used by staff and visitors. A ratio of 0.8 to 1 parking spot per unit has been found to be adequate. State licensing for the driveway is approached after town approval.

Mr. Foisie noted that the project will need site plan approval and a Zoning Board exception. The driveway permit will need to be amended. The parking lot configuration fits best with multi-family developments, but they hope for a waiver to allow 1 to 1.5 parking spots per unit, and there is space to expand the parking lot if necessary. The facility will share the public water supply. The septic will be a concrete chamber system located beneath the parking lots throughout the site. There are considerations for landscaping and dumpster locations, as well as fire safety for the buildings.

Brendan invited questions from the Board.

- Licensing. The requirements are generally met on an annual basis for both the facility (fire safety) and staffing (onboarding and continued training). The state also performs inspections annually. Memory Care hires full time licensed CNA and LNA staff.
- Residence Contract. The cost is based on the market demographics and can be \$5,000 to \$7,000 per month for Assisted Living and \$7,000-\$12,000 per month for Memory Care. Services are all inclusive, other than medical provision. Memory care offers units of one person per room, with upgrades for companion suites. Care levels are graded as the amount of care increases. Megan noted that Memory Care has a requirement for a medical diagnosis.
- Access Road. There are no required alterations to the planned access roads to the development due to this facility.
- Advertising Signage. Variances will be needed for all signs exceeding the size requirements. Intentions for billboard advertising will need to be made known to Canterbury residents, and such signage does require a variance.
- Open Space. Open space access is allowed for all in the development, including the residential sites and this facility. The facility will have a garden area with walking paths for the residents and an enclosed area for the safety of Memory Care residents.
- Traffic and Parking. As all Memory Care residents do not drive and very few Assisted Living residents do, traffic will consist of staff and visitors, at a very low volume. During the day there are generally 12-24 staff on duty, with less at night. A Traffic Study is generally not needed. During holiday and event seasons, the parking lot can fill up due to visitors. Limiting the parking lot to one space per unit is preferred and will allow for more green space and pathways around the facility. Statistics of parking ratios at other facilities may be helpful in determining the number of allowed spaces. Joshua suggested designating the parking lot on the highway side to keep more green space on the other side of the building. The parking lot will be 50% to 75% impervious surface.
- Buildings. The buildings will be single story on a slab, with no basement. There must be backup power availability in the event of an outage.
- Tax Base. Although this is a facility for residents, it is a commercial property. This is a for-profit facility so the tax base will be as designated by the Town for commercial properties.
- Timeline. Mr. Duymazlar noted construction of the facility would be approximately 18 months for Assisted Living and 12 months for Memory Care. Licensing would also be required so the entire project would be approximately two to three years for actual occupancy.

Fire Chief Mike Gamache presented Emergency Medical Service response projections for this facility. Projections were based on 2025 data from nearby Epsom Manor Nursing home, which saw 150 EMS responses in 2025 for the 108 bed nursing home. Using this model, Chief Gamache projected 100 EMS responses per year for this facility, increasing the Canterbury Fire and Rescue response from 351 (2025 data) to 451, a 28% increase in volume. The Fire Department does not need open road access to all areas of the building, nor is it necessary for a designated emergency vehicle area in the parking lot. Chief Gamache noted fire department responses are paid by the tax base for the town. Ambulance service is provided by Penacook Ambulance; the contract is based on each participating town's population and is paid by the town. (Individuals are charged for all care received in transport.) As call volume increases, the

town's contract will also increase. Surrounding towns would need to be noticed for regional impact. The number and location of buried reserve firefighting water tanks is determined according to code. At this time there is no projection that the facility would require an increase of Fire Department staff.

Brendan invited comments from the assembled public.

Bob Stenson noted an Assisted Living facility is greatly needed in Canterbury. He cautioned to confirm this is a senior living facility and not for mixed use to include disabled individuals or to be used as a rehab facility. Pursuing the single occupancy model, he noted the Memory Care area may include companion living space, and suggested verification of the number of residents, not the number of units. Mr. Stenson said the projected parking lot is too large as no residents will drive. Noise will be minimal as even the EMS responders will not arrive with sirens blaring. He did note that the water needs of the facility should be considered.

There were no further comments.

- **Proposed Amendment to the Wetlands Setback (Article 5.2 D)**

Kelly Short, representing the Conservation Commission, discussed the wetlands setback which currently cites, "(i) wetlands that are larger than 2,000 square feet; (ii) vernal pools that are larger than 2,000 square feet; or (iii) surface waters". The Conservation Commission noted the 2,000 square foot definition applies only to wetlands as vernal pools may be very small in area and are generally not larger than 2,000 square feet. The Commission is requesting this portion of the article be amended to read, "(i) wetlands that are larger than 2,000 square feet; (ii) vernal pools; or (iii) surface waters". Calvin suggested the Zoning Board and Agricultural Commission should be informed of this request prior to the public hearing, as all Land Use Boards should be notified of such ordinance changes. This item should be on the agenda in 30 days.

Old Business:

- Discussion at the June 9, 2026 meeting involved a desire to map the Town with overlays of zones and land useage for each zone. Megan has not had an opportunity to create the maps digitally, but Greg brought in older maps from Central NH Regional Planning showing all the different areas that may be of interest to view. He said he could work with CNHRP to provide updated maps. Brendan suggested this topic be added to the agenda for the next meeting.
- The Agricultural Commission would like to be included in the Cluster Subdivision discussion.
- The Board will circle back on the RSA regarding Class VI roads.

Other Business:

Brendan will not be present for the July 14, 2026 meeting. Megan confirmed she will be in attendance to lead the meeting.

Adjournment: With no further business to discuss, Joshua made a motion to adjourn the meeting, motion seconded by Logan. A vote was taken, all in favor, motion carried. The meeting adjourned at 8:58 p.m.

Next Meeting: Tuesday, July 14, 2026 - 7:00 p.m. at the Meeting House

Minutes submitted by Cheryl Andrew, Recording Secretary