

Planning Board Meeting Minutes
Town of Canterbury, NH
August 11, 2026 – 7:00 p.m. Meeting House

Members Present: Janice DellaCroce, Greg Meeh, Logan Snyder, Calvin Todd (Selectboard Rep)

Megan Portnoy (Vice-Chair) joined the meeting at 7:26 p.m.

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

Others Present: Earney Mayo, Beth Blair (via zoom)

Cheryl Andrew (Recording Secretary)

Call to Order: Greg acting as Chair, called the meeting to order at 7:09 p.m.

Approval of Previous Meeting Minutes: There were no edits to the previous meeting's minutes. Logan made a motion to accept the minutes of the July 28, 2026 meeting as written, motion seconded by Calvin. A vote was taken, all in favor, motion carried.

New Business:

- Preconceptual Consultation – 22 Abberton Road, Map 241 Lot 28

Earney Mayo of Silver Creek Development, LLC explained he is considering the purchase of the lot that contains both Agricultural and Rural zones. This lot has recently been subdivided from a larger portion by the current owners. He understands the Agricultural portion can only be subdivided once every five years. Mr. Mayo's plan is for eight lots on the Rural portion, keeping the Agricultural portion as one lot until he can subdivide this in five years to add four more lots. Each lot will be five acres. There will be a private road through the Rural portion to the center of the Agricultural lot. A wetlands study is in process and there is a steep area in the Agricultural zone. As this will be a standard subdivision and not a cluster development, there needs to be just the usual frontage for the wetlands. This will not be a 55+ community.

Greg asked for comments or questions from the Board and the public. Beth Blair asked when the map would be available for public view. Logan sent a copy to her until the map could be uploaded to the website. Beth verified there would eventually be a total of thirteen lots on the property.

Calvin asked if there is a requirement for designating the zoning on split-zone lots that is determined by the majority zone. Since the original lot before the Abberton's recent subdivision was 75% Agricultural, would this mean all lots must follow the Agricultural rules? Brendan would be able to better answer that question. Logan said they are curious as to what this might look like as a cluster subdivision. Mr. Mayo responded that clusters are not allowed in an Agricultural zone. Calvin noted the lot he is looking to purchase and subdivide is 51% Rural and again questioned if the majority zone is Rural, can the entire lot then be considered Rural and allow a cluster development. Mr. Mayor responded that he, Ken Folsom and Kal McKay did not come to the majority zoning conclusion. Calvin mentioned Baptist Hill Road just past that area is unpaved.

Calvin explained that key members of the Board, who are more knowledgeable, are absent from the meeting. Greg said the Board cannot definitively answer all questions. Mr. Mayo was appreciative of the Board's time and the discussion and noted he would be back as purchase negotiations continue. Greg mentioned the Canterbury Rectangle should appear on the plans to designate the buildable areas of the lot.

Old Business:

At this time Megan stepped in as Chair.

- Cluster Subdivision Ordinance Revision

There were no Cluster Subdivision documents available from Brendan, so the Board discussed the revisions in general terms. The Board wishes to identify any weaknesses in the Ordinance and anticipate questions to steer applicants in the right direction. The purpose is to streamline the process to enable for more definitive answers and to avoid the potential for litigation.

This meeting's Preconceptual Application may have raised some zoning questions in regards to split zone subdivisions and how they relate to cluster development. There may be more of these applications in the future as many lots are currently in multiple zones. Greg noted a precedent in regards to property on Wyven Road. The lot was zoned Rural and Agricultural and the Rural portion was subdivided but the Agricultural portion did have to wait five years before subdividing again. Megan suggested this should be codified in writing using the Wyven Road lot as precedent.

Greg said Canterbury residents do not want cluster subdivisions on Agricultural lots, although the requirements for developing clusters does protect Agricultural land. Denying a cluster development on an Agricultural lot does not mean the lot will not be developed. The purpose of the Planning Board is not to deny development, it is to control how it occurs. Planning Board decisions are determined by Ordinance and state requirements, not by the wishes of the Planning Board. The development along Exit 18 has raised some comments and questions from residents, however the questions concern issues the Planning Board cannot control (e.g., cost of the units, design type). There have been no comments on items the Ordinance dictates.

Further discussion included denoting a cap on the number of houses per acreage and then deducting the wetlands and setback. Denoting a cap on the impact of town services would be difficult as there is no staffing to enable the quantifying of impact on the schools and emergency services. One option for this could be requiring the developer to pay a percentage as an Impact Fee, however funds can only be used for capital expenditures such as new equipment or building additions, not more staff. Presenting a Warrant Article to the town for funding Impact Studies would not be well received. It was suggested that if the Board sees a reason to present a Warrant Article to benefit the town, it should be presented regardless of the anticipated outcome. Logan and Greg both noted the Board should consider what is presented for vote, so as not to overwhelm voters. Sessions to inform the residents do not always bring success as their concerns cannot be addressed if they are not presented to the Board.

The Ordinance does address wetlands requirements. Increasing the wetlands setback can have a large impact on development. The wetlands setback does need correction and increased setback

requirements could be added at that time. The regulation addresses altering terrain, which includes building or developing the area as opposed to driving a tractor over wetlands.

Logan made a motion to shelve the Cluster Subdivision Ordinance Revisions for further discussion when Brendan is present. Greg seconded the motion and all agreed.

Adjournment:

With no further business to discuss, 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 8:16 p.m.

Next Meeting: Tuesday, August 25, 2026 - 7:00 p.m. at the Meeting House
Minutes submitted by Cheryl Andrew, Recording Secretary