

Canterbury Planning & Zoning Commission
Thursday, January 12, 2017 – 7:00 p.m.
Canterbury Municipal Building, 1 Municipal Drive

***Minutes**

- I. **Call to Order-** E. St. Louis called the meeting to order at 7:02 p.m.
- II. **Roll Call**
Members present: E. St. Louis, M. Gumbs, M. Flynn, E. Dempsky G. Drosch (7:40 p.m.)
- III. Members absent: H. Tuttle, R. Veach, J. Smith
Alternates present: V. Thumser (*seated as regular member*)
Alternates absent: K. O'Hearn, D. Malo
Others: M. Gil, M. SigFridson and others
- IV. **Minutes- December 8, 2016-** C. Bergman made the motion to accept the minutes as written. E. Dempsky seconded and it passed with a vote of 6-0-0.
- V. **Public Participation-** None
- VI. **Public Hearing**
A. **PZ #16-16-SUB, Kenneth SigFridson, DBA Pheasant Farm, LLC, subdivision, Depot Road, Assessor's Map 52, Lot 16B.** E. St. Louis read the Public Hearing Notice aloud. He stated that certified receipts for mailings to all abutters including the Town of Lisbon have been received. E. St. Louis entered a letter into the record stating that The Inland and Wetland Commission issued a Declaratory Ruling for this property for there will be no impacts to the wetlands. M. SigFridson represented the applicant and explained that the proposal is for a one lot 2.2 acre subdivision to be used as a building lot. Spencer Gooter from the public spoke in favor of the applicant's proposal. C. Bergman made a motion to close the Public Hearing. M. Flynn seconded the motion with a passing vote of 6-0-0.
- IV. **New Business-**None
- V. **Old Business**
A. **PZ #16-16-SUB, Kenneth SigFridson, DBA Pheasant Farm, LLC, subdivision, Depot Road, Assessor's Map 52, Lot 16B.** C. Bergman made a motion to approve application PZ 16-16-SUB. E. Dempsky seconded. C. Bergman made a motion to amend his motion to approve the application with the following conditions:
 1. Mylars to be submitted for to the Land Use Office for signature by the Planning and Zoning Secretary.
 2. Mylars to be filed with land records within 90 days of the expiration of the appeal period or the subdivision will become invalid.
M. Gumbs seconded the motion and it passed with a vote of 6-0-0.
- VI. **Other business**
A. **Correspondence-**None
B. **17/18 Budget-**M. Gil submitted a draft budget for review and discussion. M. Gil explained that the advertising budget could be decreased due to the savings from publishing in the Turnpike Buyer instead of the Norwich Bulletin. C. Bergman made the motion to accept the Budget with pending contract items. V. Thumser seconded the motion and it passed unanimously.
C. **ZEO Report-**Discussed
D. **Any other appropriate business-**None

VII. Adjournment- C. Bergman made the motion to adjourn at 8:00 p.m. V. Thumser seconded the motion and it passed unanimously.

Respectfully submitted,

Debby Plantamuro
Land Use Admin. Asst.

Cc: Town Clerk, PZ members and alternates; applicant files; PZ files

DRAFT