

## **Canaan Planning Board**

### Minutes

February 8, 2007

Members Present: Andrew Musz (chair), John Bergeron, Peter Gibson (alternate), Thomas Oppel, Charles Townsend, Jay Waldner.

7:02 Meeting called to order by Andrew Musz.

Chair appointed Pete Gibson to fill open seat.

Minutes of Jan 25, 2007 were read. Approval moved (Jay Waldner) with second (John Bergeron). Approved with minor clarifications.

John Bergeron pointed out an incorrect date on the minutes of Jan. 11, 2007. Chuck Townsend will prepare a new copy of the approved minutes with the corrected date.

John Bergeron reported on efforts to complete the record set of minutes from the past year. Minutes from the May 11, June 8 and October 12 meetings were not yet available.

7:15 PB discussed the presentation of information about the proposed zoning ordinance at the deliberative session, and about the positive public reaction to the information presented. Andy indicated willingness to talk with local groups who invite him. Including an explanation of the ordinance as a component of a candidates' night was suggested. PB presence during voting was supported, and will be planned at the March 8 meeting. Thomas will reach out to Fire Department and Police Department in case they are interested in additional information.

7:30 Meeting was opened to Keith Monmaney, Paul Currier and Fred Hammond for discussion of Lindsay Lane construction on the Map 4S Lot 15 Highland Estates subdivision. Paul Currier, responsible for vertical and horizontal control planning, said elevation control was hampered by lack of borings during original survey, limiting definition of ledge locations. As a result, subgrade elevation varied from proposed elevations. Fred Hammond constructed the road beginning in early December, and was able to get it 65% completed before the ground froze. He said that it was currently driveable and serviceable. He predicted that completion will cost about \$38,000. Keith Monmaney requested approval of the road in order to begin construction on four lots, lots 4, 5, 11, and 12.

PB discussed two issues; the slope of the road exceeded 10% for two short stretches as documented on the Brown Engineering Sub-grade Check, and the road is not complete for PB approval.

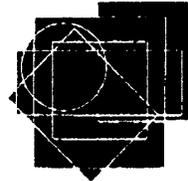
A motion was presented (Charles Townsend) to provide a grade waiver on sections 4.5 and 11.0 and accept the grades documented on the Sub-grade Check (attached) as satisfying the grade requirement, and that the PB directs the Chair, in consultation with the Town attorney, to accept surety in the amount of \$40,000 to assure completion of the road, and to sign the plan on its receipt. The motion was seconded (John Bergeron) and passed.

8:48 Motion for adjournment (Jay Waldner) was seconded (Thomas Oppel) and approved.

Respectfully Submitted,  
Charles Townsend

Proj.# 4139-02 KDM-Canaan  
 Subdivision Name: Highland Estates  
 Road Name: Lindsay Lane  
 Sub-grade Checks as of January 9, 2007

**BROWN**  
**ENGINEERING**



civil engineers, surveyors  
 construction managers

| Centerline Station | Proposed Sub-grade Elevation | Existing Subgrade Elevation (1-9-07) | Proposed Grade In (%) | Existing Grade In (1-9-07) (%) |
|--------------------|------------------------------|--------------------------------------|-----------------------|--------------------------------|
| 0+00               | 1039.6                       | N/A                                  | N/A                   | N/A                            |
| 0+50               | 1040.1                       | 1039.8                               | 1.0%                  | N/A                            |
| 1+00               | 1040.6                       | 1041.0                               | 1.0%                  | 2.4%                           |
| 1+50               | 1041.1                       | 1043.3 (on ledge)                    | 1.0%                  | 4.8%                           |
| 2+00               | 1041.6                       | 1044.1 (on ledge)                    | 0.9%                  | 1.8%                           |
| 2+50               | 1041.0                       | 1043.5                               | -1.3%                 | 1.2%                           |
| 3+00               | 1038.7                       | 1041.5                               | -4.5%                 | -4.0%                          |
| 3+50               | 1035.0                       | 1037.8                               | -7.4%                 | -7.4%                          |
| 4+00               | 1031.0                       | 1033.1                               | -8.0%                 | -9.4%                          |
| 4+50               | 1027.0                       | 1027.9                               | -8.0%                 | -10.4%                         |
| 5+00               | 1023.0                       | 1023.7                               | -8.0%                 | -8.4%                          |
| 5+50               | 1019.0                       | 1019.8                               | -8.0%                 | -7.8%                          |
| 6+00               | 1015.0                       | 1015.0                               | -8.0%                 | -9.6%                          |
| 6+50               | 1011.0                       | 1011.0                               | -8.0%                 | -8.0%                          |
| 7+00               | 1007.0                       | 1008.0                               | -8.0%                 | -8.0%                          |
| 7+50               | 1003.1                       | 1004.3                               | -7.9%                 | -7.4%                          |
| 8+00               | 999.9                        | 1000.3                               | -6.3%                 | -8.0%                          |
| 8+50               | 997.8                        | 997.5                                | -4.3%                 | -5.6%                          |
| 9+00               | 996.6                        | 996.3                                | -2.4%                 | -2.4%                          |
| 9+50               | 995.5                        | 995.9                                | -2.2%                 | -0.8%                          |
| 10+00              | 993.1                        | 995.3                                | -4.7%                 | -1.2%                          |
| 10+50              | 989.4                        | 991.1                                | -7.5%                 | -8.4%                          |
| 11+00              | 985.4                        | 985.6                                | -8.0%                 | -11.0%                         |
| 11+50              | 981.5                        | 981.2                                | -7.7%                 | -8.8%                          |
| 12+00              | 978.6                        | 977.8                                | -5.9%                 | -6.8%                          |
| 12+50              | 976.6                        | 975.7                                | -4.0%                 | -4.2%                          |
| 13+00              | 975.3                        | 974.4                                | -2.6%                 | -2.8%                          |
| 13+50              | 974.1                        | 973.3                                | -2.5%                 | -2.2%                          |
| 14+00              | 972.8                        | 972.5                                | -2.5%                 | -1.6%                          |
| 14+50              | 971.6                        | 971.7                                | -2.5%                 | -1.6%                          |
| 15+00              | 970.3                        | 970.5                                | -2.5%                 | -2.4%                          |
| 15+50              | 969.1                        | 969.8                                | -2.5%                 | -1.4%                          |
| 16+00              | 967.8                        | 968.8                                | -2.5%                 | -2.0%                          |
| 16+50              | 966.6                        | 967.9                                | -2.5%                 | -1.8%                          |
| 17+00              | 965.3                        | 965.7                                | -2.5%                 | -4.4%                          |
| 17+50              | 964.1                        | 964.4                                | -2.5%                 | -2.8%                          |
| 18+00              | 962.8                        | 962.1                                | -2.5%                 | -4.6%                          |
| 18+50              | 961.6                        | 961.1                                | -2.5%                 | -2.0%                          |
| 19+00              | 960.3                        | 960.0                                | -2.5%                 | -2.2%                          |
| 19+50              | 959.1                        | 959.3                                | -2.5%                 | -1.4%                          |
| 20+00              | 957.8                        | 957.5                                | -2.5%                 | -3.6%                          |
| 20+50              | 957.0                        | 956.7                                | -1.6%                 | -1.6%                          |
| 21+00              | 957.3                        | 956.9                                | 0.5%                  | 0.4%                           |
| 21+50              | 958.4                        | 958.0                                | 2.3%                  | 2.2%                           |
| 22+00              | 959.7                        | 959.2                                | 2.5%                  | 2.4%                           |
| 22+50              | 960.9                        | 960.7                                | 2.5%                  | 3.0%                           |
| 23+00              | 962.2                        | 961.9                                | 2.5%                  | 2.4%                           |