

# Canaan Planning Board

## Minutes

Meeting on February 22, 2007

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

7:06 Meeting called to order by Andrew Musz.

Chair appointed Pete Gibson to fill Dan Ware's seat.

Charles Townsend read minutes of Feb. 8, 2007. Acceptance moved (Jay Waldner) with second (John Bergeron) and approved.

Correspondence:

Members received invitations from UVLSRPC to attend Feb. 28 meeting on "Zoning for Smart Growth & Natural Resource Protection."

Chair received "Report on the Current Status of Goose Pond Acres" prepared by Joseph A. Roberts on 12/30/06.

Chair Announcements:

The organizers of the Police Benevolent Society Candidates Night have rejected the PB request to speak on behalf of the proposed zoning ordinance. Two PB members, Joe and Chuck, will speak in support of their candidacies and can support the zoning ordinance as part of their presentation.

Dana Hadley has offered to write an escrow agreement with the Highland Estates subdivision. Based on the agreement, the Town will hold \$40,000 from Highland Estates for one year or until completion of the road is documented.

7:23 Completeness Reviews:

Request by Lawrence and Elizabeth Terreault for minor technical subdivision of their Map 15 Lot 23 land, for a second dwelling on the single lot, was deemed complete for public hearing on March 22 at 7:30.

Request by David Zani for formal design review of property shown on Map 14 Lot 76G was scheduled for March 22 at 7:45.

Request by Richard Vandall for Vandall Family LLC for a two-lot subdivision, dividing land on Corno Road, Map 17 Lot 58 into two lots of 38.5 and 11.0 acres, was deemed complete for public hearing on March 22 at 8:00.

7:38 Hearing opened for subdivision request by Gary Rocke of Map 3 Lot 63-1 into two lots of 5.05 and 3.87 acres. Gary Rocke represented himself. No abutters were present. Hearing closed at 7:47. Motion to accept the subdivision as drawn was made (John Bergeron), seconded (Joe Frazier) and passed.

7:49 Final completeness review for request by Tim Baker for minor subdivision of land on Map 3 Lot 44.1 into 3 lots, 5.01, 6.92 and 5.71 acres. Motion made (John Bergeron) and seconded (Chuck Townsend) to waive the requirement for a driveway permit before opening the hearing. Motion passed.

Public hearing opened with Tim Baker present, representing himself. An abutter, Michael Hardt, was also present. Tim Baker says that existing driveway is mis-drawn and will be relocated. Discussion centered on the representation of the narrow extension to the road of Lot 44.1B, which is not clearly shown as being part of that lot.

8:10 Public Hearing continued until March 8 at 7:30 at which time it is anticipated that the driveway permit will be available and the plat will be modified to show clearly the boundaries Lot 44.1B.

8:13 Formal design review opened for proposal by Anson and Genevieve Smith for major subdivision of property at Map 12 Lot 8, approximately 70 acres. Anson and Genevieve Smith were present representing themselves. Abutters present were John Emery, Joe Ladeau, Mary Ladeau and Joan Thompson. Anson Smith presented a plan showing mapped wetland areas and a plan showing a cul-de-sac road about 2000 feet long serving 23 lots.

Discussion: Road as shown minimizes wetland crossings, but may require terrain alteration permit and wetland approval. Road as shown appears excessively steep in two locations. Lot labeled 15 does not have acceptable access to the road. Several lots are pie-shaped and have very minimal road frontage. Redesign with shared drives or with front and back lots was suggested. Several lots are mostly wetland and adequacy of septic sites was questioned.

Abutters question the adequacy of Fernwood Farms Road to serve the subdivision. John Emery said that the road has major problems with mud, ledge, broken culverts and poor ditching. Anson Smith offered to make some repairs to Fernwood Farms Road as part of the new road construction. Andy Musz pointed out that a traffic study may be required to determine adequacy of Fernwood Farms Road for the additional traffic that would be generated. PB could declare that the development is 'scattered and premature', and require Anson and Genevieve Smith to participate in road improvements if it is not up to the required standard.

Joan Thompson noted that there is a heron rookery off the Smith property but in the area, which should not be disturbed.

Abutters shared traffic speed and road maintenance concerns, which will need to be addressed by other Town officials.

9:08 Conceptual review and preliminary completeness review for technical subdivision request by Larry and Alison Kennett. Request is for a third dwelling on a single lot, Map 12 Lot 14. Larry Kennett was present and presented the plan. PB deemed the plan complete for public hearing on March 22 at 8:15.

9:20 Discussion of formation of committee to study building on non-town-maintained roads. Motion (Chuck Townsend) to reconvene Master Plan Committee for the purpose of preparing draft statutory advice for Select Board was seconded by Jay Waldner. Members would be John Bergeron, Joe Frazier, Chuck Townsend and Dan Ware (if he is willing). Motion approved.

Chair introduced Steve Ward, who attended the meeting as a party interested in the work of the PB. Steve volunteered to run as a write-in candidate for the one year PB position, which is open on the ballot.

9:44 Motion for adjournment (Chuck Townsend) was seconded (Jay Waldner) and approved.

Respectfully Submitted,

Charles Townsend