

Canaan Planning Board

Minutes

Meeting on March 22, 2007

7:03 Meeting called to order by Andrew Musz.

Members Present: Andrew Musz (Chair), John Bergeron, Joe Frazier, Pete Gibson (Alternate), Charles Townsend, Jay Waldner, Steve Ward.

Charles Townsend read minutes of March 8, 2007. Acceptance moved (Jay Waldner) with second (Joe Frazier) and approved as read.

Pete Gibson was appointed to Dan Ware's seat.

7:09 Chair Announcements:

PB members have been invited to attend the *Spring Planning and Zoning Conference* sponsored by NH Office of Energy and Planning on April 28, 2007.

GeoInsight, an environmental and engineering consulting company, has offered its services in analyzing the effect of changes as of April first in licensing requirements for junkyards.

Election of Officers:

John Bergeron nominated Andy Musz to a one-year term as Chair of the Planning Board. Motion was seconded (Chuck Townsend) and passed.

Chuck Townsend nominated John Bergeron to a one-year term as Vice-Chair of the Planning Board. Motion was seconded (Joe Frazier) and passed.

Joe Frazier agreed to continue in non-elected position of scheduler. Chuck Townsend agreed to continue in non-elected position of recorder.

Cliff Rudder stood as interested in appointment as an alternate. Current alternates are Linda Walker (1 year remaining in three-year term), Mike Roy (2 years remaining), and Pete Gibson (2 years remaining). John Bergeron's research showed that we can legally appoint up to 5 alternates. Linda Walker and Mike Roy have not been actively attending meetings.

Motion made (Joe Frazier) and seconded (John Bergeron) to appoint Cliff Rudder to a three-year term as Planning Board Alternate Member, passed unanimously.

7:25 Nate Miller, Planner for UVLSRPC, presented PB members with copies of the **U.S. Route 4 Corridor Management Study**, and thanked the PB for their support of the project. He expressed the hope that the recommendations of the report can be implemented. Andy Musz invited Nate to return to the PB to allow discussion of the report, on April 26 at 7:30.

7:30 Motion (Jay Waldner) with second (John Bergeron) that the application by Lawrence and Elizabeth Terreault for a minor technical subdivision of their Map 15 Lot 23 land, for a second dwelling on the single lot, was complete for public hearing. Motion approved.

The public hearing was opened. Lawrence and Elizabeth Terreault were present. Abutters Scott Ainsworth and Karen Ainsworth were present for the hearing, and had no objection to the application. The hearing was closed. The motion made (John Bergeron) to approve the subdivision as presented was seconded (Chuck Townsend) and passed.

7:48 PB opened formal design review for a major subdivision of Map 17 Lot 76. Allen Wilson presented on behalf of David Zani. Subdivision would include a property line adjustment adding ~3 acres to the adjoining Bagley property, and would create three lots of the remainder, a front lot and two

back lots serviced by a single 50' right-of-way. PB noted the RoW would have a driveway with a grade of about 14%.

8:00 The 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 incomplete, missing a driveway permit. Motion made (Joe Frazier) to waive requirement for driveway permit before public hearing was seconded (John Bergeron) and passed. Jay Waldner recused himself from the discussion of this application.

The public hearing opened with Richard Vandall present. Allen Wilson presented the proposal. Abutters present were John Dadmun, Linda and Rick Roesch, and Jay Waldner. There was some discussion, including the shoreline frontage of each of the two properties being created and the location of the boathouse.

The hearing was closed and Joe Frazier moved conditional approval of the subdivision pending receipt of a signed driveway permit, and authorizing the Chair to sign the plat when the application is complete.

8:25 Joe Frazier moved to accept the application for technical subdivision requested by Larry and Alison Kennett, for a third dwelling on a single lot, Map 12 Lot 14, as complete for public hearing. Motion was seconded (John Bergeron) and passed.

The public hearing was opened. Larry Kennett was present and presented the plan. No abutters attended. Hearing was closed. Chuck Townsend moved that the PB accept the application as presented. John Bergeron seconded the motion and it passed.

8:50 Motion for adjournment (Jay Waldner) was seconded (John Bergeron) and approved.

Respectfully Submitted,

Charles Townsend