

TOWN OF CANAAN
PLANNING BOARD

PLANNING BOARD MEETING
AUGUST 9, 2007

PRESENT: Andrew Musz – Chairman, Steve Ward, Dan Ware, Joe Frazier, John Bergeron – Vice Chairman, Jay Waldner – Selectman.

- 7:05 Chairman Musz calls the meeting to order.
Minutes for the meeting of July 28, 2007, were read.
Motion made by Jay Waldner to accept minutes as amended – second by John Bergeron – motion carries.

Correspondence: None

Chairman Musz reports that he has responded to the letter from UVLSRPC.

CIP Steve Ward reports that at the next meeting the committee will review the draft report and that the final report should be ready by the end of August.

PRIVATE ROAD COMMITTEE: John Bergeron reports that the committee is waiting for information from the Fire Marshals Office.

- 7:15 Preliminary Completeness Review for William & Ann Richwagen for a Voluntary Merger on Map I-F Lot 47 & 48 – Goose Pond Road.
Appears to be complete for a Public Hearing on September 13, 2007, at 7:30 for 15 minutes.
- 7:25 Preliminary Completeness Review for Zygmton J. Onacki & Joann N. Onacki for a Voluntary Merger – Map 1 Lot 42 & 43 on Goose Pond Road.
Motion made by Jay Waldner to defer to the land owner which has provided all the information required and information from the Board, causing the Hearing to not be noticed and allow the plan to go to final hearing waiving the abutter notification – second by John Bergeron – motion carries.
- 7:30 Final Completeness Review for a Minor Subdivision for Bruce Averine Map 16 Lot 28 on South Road. Check List is complete – has all permits.
Motion made by Dan Ware to accept application as complete for a Final Hearing – second by Joe Frazier – motion carries.
- 7:35 Chairman Musz open the Public Hearing for Bruce Averine for a Minor Subdivision on Map 16 Lot 28 – South Road and Englehardt Lane in accordance with RSA 646:4 with Mr. Lozeau representing Mr. Averine.
Abutters Present: Patricia & Robert Danielson.
This is 1.8 acres from 6.83 acres bordering on Englehardt Lane and South Road. There is Driveway Permit across from Wescott Road. The Wetland have been mapped.

TOWN OF CANAAN
PLANNING BOARD

- 7:40 Chairman closes the Public Hearing for Bruce Averine for a Minor Subdivision.
Motion made by John Bergeron to accept the plan as presented allowing that the driveway is less than 50 feet from an intersection contrary to driveway regulations for the purposes of retaining site distance and approved by the Road Agent for this purpose – second by Joe Frazier – motion carries.
- 7:45 Final Completeness Review for Zygmton J. Onacki & Joann Onacki for a Minor Subdivision (Voluntary Merger) on Map 1 Lot 42 & 43 on Goose Pond Road.
Motion made by Dan Ware to accept the application as complete – second by Joe Frazier – motion carries.
Motion made by Jay Waldner to accept the Merger as presented – second by John Bergeron – motion carries.
- 8:00 Final Completeness Review for Anthony S. Bishop for a Minor Subdivision on Map 9 – Lot 37 Prospect Hill Road. Check List is complete and State Subdivision is approved.
Motion made by Dan Ware to accept the application as complete – second by Joe Frazier – motion carries.
- 8:05 Chairman Musz opens the Public Hearing for Anthony S. Bishop for a Minor Subdivision on Map 9 Lot 37 Prospect Hill Road in accordance with RSA 646:4 with Scott Sanborn representing Mr. Bishop.
Abutters Present: None
Lot 1 will be 1.51 acres with a dwelling in place and lot 2 will be 22.4 acres. There is a driveway in place for Lot 1 and frontage available for a driveway for Lot 2.
- 8:10 Chairman Musz closes the Public Hearing for Anthony S. Bishop.
Motion made by John Bergeron to accept the plan as presented – second by Jay Waldner – motion carries.
- 8:15 Final Completeness Review for Glen D. McKinstry for a Major Subdivision Map 15 Lot 32A-2 on Foliage View Lane – Chairman Musz withdraws himself and turns the over to Vice Chairman Bergeron.
Motion made by Dan Ware to accept the application as complete – second by Steve Ward – motion carries.
- 8:25 Vice Chairman Bergeron opens the Public Hearing for Glen D. McKinstry for a Major Subdivision Map 15 Lot 32A-2 on Foliage View Lane in accordance with RSA 646:4
Abutters Present: None

TOWN OF CANAAN
PLANNING BOARD

This is six lots on a Foliage View lane that is a private road. All lots are over 5 acres and all permits are in place.

8:28 Vice Chairman Bergeron closes the Public Hearing for Glen D. McKinstry.

Motion made by Dan Ware to accept the plan as presented – second by Steve Ward – motion carries.

Motion made by Dan Ware to authorize Vice Chairman Bergeron to sign the Mylar when it becomes available – second by Joe Frazier – motion carries.

8:30 Chairman Musz opens the Public Hearing for a Formal Design Review for Ernest J. Labombard with Alan Wilson representing Mr. Labombard in accordance with RSA 646:4 Map 3 Lot 44 Major Subdivision on River and Turnpike Road.

Abutters Present: None

This is on a Private Road that will have to have an engineer sign off on and the turn around will have to be approved by the Fire Chief or his representative. All lots have access to the private road with exception of one which is yet to be defined.

8:43 Chairman Musz closes the Formal Design Review for Ernest J. Labombard.

8:45 Chairman Musz opens the Public Hearing for a Formal Design Review to Anson & Genevieve Smith Map 12 Lot 8 on Fernwood Farms Road in accordance with RSA 646:4 with Ned Connell representing.

Abutters Present:

Jim Swainamer, Chalirs Swainamer, Joe Thompson

This is to present the transportation study done by Ned Connell.

This is an extensive study of which a copy was provided to each Board Member. The study is explained. The lot is 75 acres and will have 23 lots.

9:35 Chairman Musz continues the hearing until August 23, 2007 at 7:30.

9:36 Motion made by Dan Ware to adjourn – second by Joe Frazier – motion carries.

Respectfully Submitted:

Daniel B. Ware