

Canaan Planning Board

Minutes

Meeting on October 11, 2007

7:05 Call to order by Andy Musz.

Members Present: Andrew Musz (Chair), John Bergeron, Joe Frazier, Pete Gibson (Alternate), Charles Townsend, Jay Waldner and Steve Ward. Pete Gibson was appointed as a voting member for the session, filling Dan Ware's seat.

Charles Townsend read minutes of September 27, 2007. Acceptance with changes was moved by Jay Waldner with a second by Joe Frazier, and approved as amended.

Correspondence:

The Board received an offer from the UVLSRPC for copies of the "New Hampshire Planning and Land Use Regulation" handbook for the coming year at \$8.00. The price would go to \$56.00 apiece after October 15. Andy will request funding for 12 copies at \$8 and 1 CD version at \$13, for use by Board members, alternates and the Town office, recognizing that there is no longer money available in the budget for the Planning Board.

PB reviewed additional newsletters and brochures received.

7:15 Public Hearing – Paul & Tami Richardson, Minor Subdivision, Map 17 Lot 59H

The Planning Board reviewed the application. Motion that it appears complete for public hearing was made by John, seconded by Joe, and approved. The public meeting was opened with Scott Hazelton presenting the plan. The Richardsons were not present. Scott Hazelton was present as an abutter as well as an engineer.

The plan is to create two lots, of 2.19 and 13.75 acres. Scott reported that the subdivision had State approval but the paperwork had not arrived. The public meeting was closed at 7:25. Chuck made and Joe seconded a motion to approve the subdivision contingent on the Chair reviewing the Mylar and finding all required information properly completed. The motion passed.

7:30 Public Hearing – David M. & Michael D. Zani, Minor Subdivision and Lot Line Adjustment, Map 17 Lot 76G

The Planning Board reviewed the application. Motion that it appears complete for public hearing was made by John, seconded by Joe, and approved. The public meeting was opened with Alan Wilson speaking in support of the plan. David Zani was present. No abutters were present.

The plan would transfer a piece of land at the back of the lot to Wendy Bagley. The remaining land would be divided to create three lots. The front lot has an existing driveway. The two back lots would be accessed through a strip approximately 50 feet wide belonging to the new Lot 76G-2 and a right of way across the edge of the front lot, 76G. Use of the right of way was necessary due to the location approved by the State for the second driveway. It was suggested that a note on the plan restricting use of the right of way to use by Lots 76G-2 and 76G-1 would be in order. The meeting was closed at 7:43. Chuck made and Steve seconded a motion to approve the subdivision contingent on the Chair reviewing the Mylar and finding the additional note restricting the use of the right of way. The motion passed.

7:48 Conceptual Hearing – Roberge and Main, Minor Subdivision

The plan presented by Alan Wilson, to create two 3.1 acre lots out of a 6.2 acre parcel does not appear to present any problem. An application will be completed.

7:52 Discussion of the noticing and arrangements for a public hearing on the zoning ordinance.

The meeting will be scheduled for Saturday, November 3 at 10:00 am. It will be for two purposes. The Planning Board will gather advice from the public on whether a zoning ordinance should appear on the warrant for town vote in March 2008, and secondly will gather opinions on changes to the ordinance proposed for the March 2007 vote which would make it more likely to be approved if it were again presented to the public. The Chair will prepare the public notice. Additional publicity will come from press release and letters to newspapers and notice on the Town website.

8:08 Discussion of the Class VI and Private Road Policy

The Board discussed the private road definition, and the inclusion of driveways in the definition. There was discussion of the prominent placement of the Fire Code access regulations, which affect all new construction, in a document that was intended to clarify the requirements and procedures for issuing building permits on Class VI and private roads. Andy proposed that a separate Building Permit policy, incorporating the fire code might be best. Jay and John thought that a fire code access summary should be kept as an appendix to the Class VI and private road policy. The subcommittee which has worked on the document will reconvene to try to formulate a revision that will satisfy Board member concerns.

9:40 Preliminary completeness Reviews

A plan from Chris and Debra Kierstead for subdivision of Lot 62 into two parcels, of 1.03 and 8.7 acres, was reviewed. The smaller parcel has septic approval from the state issued in 2004, but the approved site is not shown on the plan. Jay moved to declare the application sufficiently complete for scheduling of a public hearing. The motion was seconded by Steve and approved for public hearing on November 7 at 7:15.

9:48 Steve Ward's motion for adjournment was seconded by Jay Waldner and approved.

Respectfully Submitted,

Charles Townsend