

Canaan Planning Board

Minutes

Meeting on November 8, 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.

Andy Musz read minutes of October 25, 2007. Chuck Townsend moved acceptance with changes. Jay Waldner seconded the motion. Chuck will insert changes and distribute the final minutes.

Correspondence:

The Board received information from the Office of Energy and Planning regarding the National Flood Insurance Program. A public hearing will be needed to review the proposed amendments to the Canaan floodplain ordinance. Hearing is scheduled for the regular meeting on December 13th. The replacement ordinance will be placed on the ballot for acceptance in March of 2008.

PB received notification of Upper Valley Lake Sunapee Regional Planning Commission dues for the coming year, with information concerning the services that membership provides. Part of the membership cost may be applied to services requested from UVLSRPC during the year.

7:15 Discussion of Public Hearing on November 3

The Planning Board reviewed and corrected the minutes taken during the meeting. PB discussed the value of comments elicited at the meeting, and welcomed them as useful in future work. Denis Salvail presented a petition opposing including a zoning ordinance on the March Town meeting warrant. It was presented as having signatures of 260 Canaan residents.

There was discussion including public attendees of ways to improve notification of future meetings for Town residents and to gain town input. Suggestions included having an Old Home Days booth, posting notices where they can be discussed, such as at Papa Z's, Evans and Pleasant Valley Store, creating an email notification list, placing transaction ads in both the *Valley News* and the *Spectator*, and planting roadside signs.

Motion was made by Chuck Townsend that the Planning Board not submit a zoning ordinance for consideration on the March 2008 Town warrant. Motion was seconded by Joe Frazier and passed. No further consideration of zoning will be scheduled until the beginning of the next year.

Andy Musz provided clarification of the emergency zoning law provided by State statute. The emergency zoning is limited and inflexible. It applies only to subdivisions for which no public hearing has been requested. Any development for which a public hearing has been developed would be judged based on the regulations existing at that time.

8:05 Extension of time requested for completion of road for Highland Estates parcel

The Planning Board had required the owners of the property off West Farms Road known as Highland Estates to complete the road by October 31, or forfeit a \$40,000 bond. The parcel has been sold and the new owner requested an extension until Dec. 31 to complete the road with an engineer's inspection, and until Jan. 31 2008 to submit the inspection report. John Bergeron moved and Chuck Townsend seconded the motion to grant the extension. The motion passed and Andy will write a letter notifying the current owner that the extension has been granted.

8:15 Conceptual Hearing – Alan Wilson

The plan presented by Alan Wilson is to subdivide property with frontage on Fernwood Farms Road. Subdivision would create a 7-acre front lot with access from Fernwood Farms Road and a 5-acre back lot to be accessed from Amanda Lane, a private road. The discussion concerned whether Amanda Lane would have to be improved to Town standards. Two or more residences already use Amanda Lane for access. The sense of the PB is that Amanda Lane would need to be improved up to the driveway to the new 5-acre lot and that a maintenance plan for the road would have to be developed

8:20 Completeness review – Ernest Labombard 8-lot subdivision along Wolfson Spring Drive

Seven of the proposed lots are five acres or more. Lot 44.10 is 2.9 +/- acres, and the required information for that lot was included with the request. The subdivision was judged complete for a public hearing on Dec. 13.

8:40 Other business

Andy Musz noted that Daniel Ware and Steve Ward will have their term of office end in March 2008 and their seats will be open for election.

Jay Waldner announced his resignation from the Select Board as of the end of the month. Planning Board members wished him well on his new endeavors in Kenya.

8:48 Chuck Townsend's motion for adjournment was seconded by Steve Ward and approved.

Respectfully Submitted,

Charles Townsend