

Canaan Planning Board
Approved Minutes
Meeting on December 13, 2007

7:03 Call to order by Andy Musz.

Members Present: Andrew Musz (Chair), John Bergeron, Tom Hudgens, Charles Townsend and Steve Ward.
Chuck Townsend read minutes of November 8, 2007. John Bergeron moved acceptance with some changes. Steve Ward seconded the motion.

7:10 Correspondence:

The Board received copies of the **Quick Guide to the NH Right-To-Know Law**, published by the League of Women Voters of the Upper Valley. They were distributed to members present at the meeting.

Other brochures were reviewed and set aside for filing.

7:15 Public Hearing - Christopher T. & Debra A. Kierstead Minor Subdivision on DeRush Road

Applicants applied for and were issued a driveway permit by the road agent, but the permit was misplaced before it was transferred to the applicants. The road agent has promised to issue a replacement permit.

The State has approved the septic design, but due to a paperwork error, the notice of approval was not returned to the owners in a timely manner.

Motion was made by Chuck Townsend that the Planning Board waive review of the driveway permit and the septic system design approval prior to opening the public hearing on the minor subdivision. Motion seconded by John Bergeron and passed.

John Bergeron moved to accept the application, with the waivers for the current meeting date only, as complete for public hearing. Motion seconded by Steve Ward and passed.

Andy opened the public meeting. Christopher and Debra Kierstead were present. No abutters were present. John Bergeron moved to continue the public hearing until January 10, 2008, at 8:00. Motion seconded by Chuck Townsend and passed.

7:30 Ernest J. LaBombard - Major Subdivision - Creation of 8 Lots; Grafton Turpike & River Road (Wolfson Spring Dr.), Map 3 / Lot 44

Motion to accept the application as complete for hearing, made by John Bergeron and seconded by Steve Ward, was approved.

The hearing was opened. No abutters were present. Alan Wilson was present to speak on behalf of the applicant. Alan reported that he had requested an access review from Fire Chief Bill Bellion and had received two letters in response to his survey. The letters contained conditions that driveways must meet to conform to regulations. In addition Alan confirmed that the access shown to a backlot property would cross wetlands and would need state approval.

Public hearing closed. Motion was made by John Bergeron to approve the subdivision contingent on construction of roads approved by the fire chief and on State wetlands approval. Motion was seconded by Steve Ward and approved.

7:45 Rudy Saporito - Building Permit on a Non-Maintained Town Road; May St., Map 5 / Lot 35

Public hearing was opened. No abutters were present. Erin Darrow was present to speak on behalf of the applicant. Doreen Wyman was present as an interested party.

The building location would be about 1800 feet from currently maintained roadway, and about 500 feet from the Hanover line. Erin met with Bill Bellion and reported that he is looking for an 18 foot wide road with a 1 foot shoulder on each side, with a 20 foot wide drive, and with turn-around provisions on road and driveway.

The public hearing was closed. Motion was made by Chuck Townsend that the chair write a letter to the select board advising them that a road must be built in a manner acceptable to the fire chief, meeting NFPA codes to his satisfaction, that Rudy Saporito would need to file a waiver of responsibility, and that he has to follow other regulations in affect. The motion was seconded by Tom Hudgens and approved.

8:30 Frederick Roesch; Voluntary merger of two lots, Map 17/Lot 58A and Map 17/Lot 58C

Review showed that the merger met the criteria. A motion by John Bergeron that the merger be accepted, was seconded by Chuck townsend and approved.

8:35 Public Hearing: Proposed amendments to the Canaan Floodplain Ordinance

No public was in attendance. The meeting was closed. Motion by Chuck Townsend to submit the revised ordinance for placement on the ballot for acceptance by the town in March of 2008 was seconded by John Bergeron and approved.

8:45 Preliminary completeness review of filed applications

Application from Tim Lewis was judged not complete for public hearing.

9:00 Adjournment motion by Steve Ward was seconded by Thomas Hudgens and approved.