

Canaan Planning Board

Meeting Minutes from January 10, 2008

Members Present: Andrew Musz, Stephen Ward, Tom Hudgens, Joe Frazier and Pete Gibson

7:03: Meeting called to order by Chair A. Musz and P. Gibson was appointed to take the place of John Bergeron for this evenings meeting.

7:05 Minutes from previous meeting (December 13, 2007) were read and a motion was made by S. Roy with a second by T. Hudgens to accept the minutes as read. Vote was taken and motion passed unanimously.

7:12 Review of letter from Brown Engineering regarding the completeness of the internal road, now called Lindsey Lane. Fred Hammond (Hammond Construction: road builder) was present as were members of his staff to comment on the letter from Brown Engineering. The Brown Engineering letter indicated that while a majority of the drainage construction has been completed, 3 treatment swales and 4 associated level spreaders appear to not be completed; and a portion of the guardrail has not been installed. The report notes several other smaller issues: headwalls constructed of laid-up stone instead of concrete: some of the stone aprons could not be viewed because of leaf litter; some of the cross-culverts were off between .2' and .3', but will not affect the road drainage; that Brown Engineering representatives were not on-site when materials were taken for testing to assure state compliance, but it was noted that a state certified company had taken the samples and conducted the tests which are attached to the letter; that the cross slope varies slightly from the plan, but will function adequately; and that one page of the plan ("Typicals") shows a 'stop' sign and none was noted at the site.

Staff from F.C. Hammond and Son discussed that the treatment swales and level spreaders were to be located in a wetland, where the water was ultimately to be directed, and felt it unnecessary to damage the wet area as the system was draining to the appropriate area without them. It was also noted that the slope where the guardrail was missing was better than 4:1 and, therefore needs no guardrail (state road standards).

After discussion a motion was made by T. Hudgens and seconded by Stephen Ward to declare the Planning Boards satisfaction with the road completion upon receipt of a letter from Hammond and Co. that recites their comments to the Brown Engineering letter and to authorize the Chair to prepare a letter to the Selectboard to recommend release of the funds escrowed to guarantee this road completion.

7:28 It is noted that Tim Josephson has submitted his name for the UVLSRPG vacant commissioner position. The Planning Board unanimously agreed to submit his name to the Selectboard for consideration.

7:30 An application for a building permit was tendered by Curtis and Caryn Shepard for their property on Hall Road. The application is complete and a public hearing is scheduled for Jan. 24, 2008 at 7:15. A letter from Charles Townsend regarding this application was read and will be included as part of these minutes with a copy also inserted into the file. The letter outlines concerns for building in outlying areas and calls attention to the Selectboard to follow statutory procedure when considering such applications. Discussion regarding procedures for building on such roads (private and class 6 and other non-town-maintained roads) ensued. It is noted that NFPA regulations will play a greater part in considering these applications and the conditions imposed; and, further, that a committee is working on making recommendations regarding the issuance of such building permits, which will be presented to the entire Planning Board in the near future.

8:00 The Public Hearing for a subdivision application from Christopher and Debra Kierstead that was suspended at the last meeting was continued at this time. After opening the continued meeting, Debra Kierstead said that some of the documents still have not been received and requested a further continuation until February 14, 2008. Their being no opposition to this request, the Chair continued the hearing to February 14, 2008 at 7:15 PM.

8:10 Discussion continued regarding building permits on non-town maintained roads and private roads resulting in the same comments as the 7:30 comments suggest.

8:35 Motion to adjourn by Joe Frazier, second by Tom Hudgens. Motion passed unanimously.

Respectfully Submitted,

Andrew Musz, substitute acting scribe