

Canaan Planning Board
Minutes
Meeting of February 14, 2008

Members present: Andrew Musz, John Bergeron, Joe Frazier, Tom Hudgens, Steve Ward, Pete Gibson (alt).

Meeting was opened at 7:05 and Pete Gibson was appointed to fill the seat of Dan Ware for this evening's meeting.

7:06 Vice Chairman Bergeron read the minutes from the last meeting, and a motion was made by Tom Hudgens and seconded by Joe Frazier to accept the minutes as read. A vote was taken, and the motion passed unanimously.

7:15 Chairman Musz continued the Public Hearing for a subdivision application from Christopher and Debra Kierstead that was suspended at the meeting of January 10. Ms. Kierstead presented the documents necessary to complete her application. No comments were received from the public during the hearing. A motion was then made by Joe Frazier and seconded by Tom Hudgens to accept the application. The motion was approved unanimously. A second motion was made by John Bergeron, seconded by Joe Frazier and passed unanimously to authorize Chairman Musz to sign the application upon receipt from the applicant of a Mylar identical to the drawing approved by the Board.

7:30 Chairman Musz opened a Public Hearing for a minor subdivision by the estate of Louise P. Leach, Map 16/ Lot 38. Charles Leach, Trustee, was represented by Scott Sanborn who presented drawings showing a 2.08 acre subdivision from a 25 acre tract along with state approval #SA2007008389 for the subdivision. When comments were solicited from the public, several abutters, namely Alan and Patricia Oakman, Louis and Laura Gasperini, and Paul Modern, expressed concern about the apparent wetlands existing on the balance of the southern portion of the tract. Said abutters stated that they wished to be noticed by the Town should a driveway or building permit be requested for that site. No further comments being received, a motion was made by John Bergeron and seconded by Tom Hudgens to accept the application subject to the correction by Mr. Sanborn of minor acreage discrepancies between drawings. The motion was unanimously approved.

8:00 John Bergeron presented a summary of the changes to the New Hampshire Shoreland Protection Act effective April 1, 2008. Major changes for the Town of Canaan are the inclusion under the Act of Goose Pond Brook, Orange Brook, part of Indian River, and an additional section of Mascoma River.

8:20 Preliminary Completeness Reviews of filed subdivision applications.

Applications for formal submission were scheduled for February 28 at:

7:15 for Curtis and Caryn Shepherd -building permit on a private road (Hall Rd.)

7:30 for Thomas Valley - building permit on a private road (Hall Rd.)

8:25 Chairman Musz opened a Conceptual Review for a subdivision by Mark Dove and Kathleen Stavaski, Map I-E Lot 22. The applicants were represented by Erin Darrow who displayed a sketch of the subdivision of the site into six lots. It was suggested that the applicant apply for a design review and that, because of the site's location in the Historic District, the Historic District Commission be notified of the application and comments requested.

9:00 John Bergeron disseminated his Committee's most recent draft of the Class VI/ Private Road Policy requested by the Canaan Select Board for discussion at the February 28 Planning Board meeting.

9:10 A motion to adjourn was made by Tom Hudgens, seconded by Joe Frazier and unanimously approved.

Respectfully submitted,

Stephen Ward, Substitute Scribe