

TOWN OF CANAAN
PLANNING BOARD

PLANNING BOARD MEETING
MAY 8, 2008

PRESENT: Andrew Musz – Chairman, Tim Lewis – Selectman, Dan Ware, Cliff Rudder – Alt., Steve Ward, Joe Frazier, Peter Gibson – Alt.

7:00 Chairman Musz calls the meeting to order and appoints Cliff Rudder to act in place of John Bergeron for the purposes of this meeting.

Minutes of the April 24, 2008, meeting were read.

Motion made by Charles Townsend to accept the minutes as amended – second by Steve Ward – motion carries.

Correspondence:

Several advertisements were received.

Local Government Center Conference will be held in November, 2008.

There is a letter from Jeff Taylor and associates advertising their availability for planning projects etc.

CIP first meeting will be in June of 2008.

Preliminary Completeness Review for Raven Rock Properties LLC.

This is a Minor Subdivision Map 4 Lot 16 on West Farms Road.

Three lots from 21.70 acres. Lot 1 = 5.51 acres, Lot 2 = 5.0 acres and Lot 3 = 11.18 acres.

Appears to be complete for a hearing on May 22, 2008, at 7:15 for 15 minutes.

7:15 Jeffery Rogers is in for a Building Permit Review on Sands of Time Road (private road) Map IG Lot 84. The Board looks over the paper work for the application.

7:30 Chairman Musz opens the Public Hearing for a Building Permit Review for Jeffery Rogers on a Private Road (Sands of Time Road) Map IG Lot 84 in accordance with RSA 646:4.

Abutters present:

Mr. & Mrs. Garipay

Mr. Moran

There is a copy of a letter from DES concerning laws that do not apply until July, 2008. There is concern that the septic permit has expired.

There is a copy of a complaint sent to DES and the response from DES.

There is a fifty page pdf email from Montgomery with his opposition to any building permits on Sands of Time Road.

Joan Garipee has provided a list of conditions she would like to see included in any approval. The list will be in the file.

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- 7:50 Due to several items required on the application that are not available
Chairman Musz continues the hearing until May 22, 2008, at 7:30
- 7:51 Final Completeness Review Lee Ann P. Lucia for a Minor Subdivision Map
16 Lot 23 on South Road and Abbott Road. Chairman Musz steps aside
for this Hearing and Joe Frazier acts in his place.
Motion made by Dan Ware to accept application as complete – second by
Steve Ward – motion carries.
- 7:59 Joe Frazier opens the Public Hearing for a Minor Subdivision for Lee Ann
P. Lucia Map 16 Lot 23 on South Road and Abbott Road in accordance
with RSA 646:4.
Abutters present:
Mr. and Mrs. Cummings
Scott Sanborn is representing.
This is a 41.5 acre lot that will become two lots. Lot 1 will be 28.74 acres
and Lot 2 will become 12.80 acres.
- 8:15 Joe Frazier closes the Public Hearing.
Motion made by Cliff Rudder to approve the plan as presented – second
by Charles Townsend – motion carries.
- 8:16 The Board discusses possible changes to the proposed Zoning
Ordinance. After considerable discussion the consensus of the board is
that we do not feel compelled to place this of the ballot for 2009. Joe
Frazier will try to get some space in the Library to place some material for
people to look over to help them understand what is in the ordinance. The
board has also requested the Select Board to allow the Planning Board to
have the opportunity to review and comment on all Commercial Building
Permits. Chairman Musz will write a letter to the Select Board with such a
request.
- 9:30 Motion made by Cliff Rudder to adjourn – second by Tim Lewis – motion
carries.

Respectfully Submitted:

Daniel B. Ware

These will become official when voted at the next meeting.