

Canaan Planning Board
Meeting of October 9, 2008

Members present: Andrew Musz, John Bergeron, Tim Lewis, Chuck Townsend. Andy appointed Pete Gibson (alternate) to fill Steve Ward's seat.

Meeting was opened at 7:03.

The minutes from the last meeting were read. Motion to accept as corrected was made by John Bergeron, seconded by Tim Lewis and unanimously approved.

Correspondence:

- Grafton County Conservation District announcement – Soil Conservation Workshop
- NHDES – Water Plan Survey
- Certified letter returned unclaimed – Letter addressed to Richard Schatz
- Local Government Center – “Preparing for a Successful Town Meeting”

7:15 Final Completeness Review:

Shuttleworth Farm (DUV) Major Subdivision – creation of 11 lots ranging in size from 2 to 112 acres from 174 acre property.

Andy Musz reviewed completeness checklist. DoT Driveway permit requested but not returned. Road disturbance is less than 100,00 sq ft, so no site-specific review is needed. Applicant believes that no shoreland permit is needed because the application has been at the state for over a year and subdivision permit issued in September does not note need for a shoreland permit. John Bergeron moved that the application appears complete enough to begin public hearing. Tim Lewis seconded the motion and it passed unanimously.

7:25 Public hearing opened.

Peter Blakeman was present representing DUV Enterprises. No abutters were present. The road is planned to be 1685 feet with a maximum 9% grade, ending in a hammerhead. Four treatment swales are proposed to drain road runoff. Peter Blakeman was advised that the fire chief will need to review use of a hammerhead in place of a loop turn. He was also advised that the road could be built and certified by an engineer before signing of the Mylar. Alternatively the Mylar could be signed based on DUV's posting of a construction bond. Planning Board members may go out to take a look at the subdivision. The PB specified that the final plan should show a line 250 feet from the Indian River and should be accompanied by a letter from the fire chief and the DoT permit. The hearing was closed.

7:50 Completeness review:

Gary Rocke – Minor subdivision – creation of two lots at Map 6 Lot 121.

John Bergeron moved that the application appears complete enough to begin public hearing. Tim Lewis seconded the motion and it passed unanimously.

8:00 Public hearing opened.

Applicant was not present or represented. Abutter David Marcotte was present.

There being no explanation supporting the application the hearing was continued until Oct. 23rd at 7:30.

8:05 Other business:

John Bergeron noted new information that any change of the footprint or the ridgeline of a building requires submission of a new application for septic approval.

8:20 Motion to adjourn made by Chuck Townsend with second from Tim Lewis – passed.

Respectfully submitted,

Chuck Townsend, Substitute Scribe