

Canaan Planning Board
Approved Minutes
Meeting of December 11, 2008

Meeting was opened at 6:35.

Members present: Andrew Musz, Joe Frazier, Chuck Townsend, and Tim Lewis. Andrew appointed Pete Gibson (alternate) to fill Dan Ware's seat.

Chuck Townsend read the minutes from the last meeting. Motion to accept as read was made by Pete Gibson, seconded by Andrew Musz and unanimously approved.

Correspondence:

- Holden Engineering – Letter describing services
- Jeff Potter – Two letters regarding completion of Island Road
- UVLSRPC – Autumn Newsletter
- DES – Letter regarding Mark Dove's (Inn on Canaan Street) property. Minimum impact expedited approval was denied because additional information requested was not supplied by Dove.

6:40 Preliminary Completeness Review:

Scott and Jillian Reed — Minor Subdivision, creation of two lots on River Road, Map 3 Lot 44-2. Andrew Musz reviewed the completeness checklist. The application was sufficiently complete to hold a public hearing, scheduled for Jan. 8, 2009 at 7:15.

6:46 Discussion of Philip Ferneau complaint re cutting trees on a scenic road. The planning board is the implementing entity for changes on a scenic road. Tim Lewis spoke with Robert Scott, Road Agent, and was assured that in the future the road agent will prepare a work list for work along scenic roads and will bring proposed work before the planning board for a public hearing. Andrew will write a letter to the select board with copies to the road agent and Philip Ferneau stating that the planning board is charged with implementing the scenic road statute and will expect to be notified prior to any work that will impact a scenic road.

7:15 Discussion of Gordon Kreh project on west side of Goose Pond. Two letters have been received from Jeff Potter. The first stated that Island Road had been completed to "reasonable conformance" to the design intent. The second, in response to a planning board inquiry, explained why and how the term is used. Chuck Townsend moved that we authorize Andrew Musz to accept the letter as evidence that the road has been satisfactorily completed. The motion received a second from Joe Frazier and was adopted. Andrew will determine what if any additional documentation is needed to accept Island Road as suitable for development.

7:28 Final Completeness Review:

Chick Henry – Minor Subdivision/Boundary Line Adjustment on Orange Road, Map 15 Lot 40A. Chuck Townsend made the motion to declare the application complete for a public hearing. Second was from Joe Frazier and the motion was passed.

7:34 Public Hearing opened. Owner Chick Henry was present. Ellen Woodward was present as an abutter. Chick Henry spoke explaining the plan.

7:38 Public Hearing closed. Pete Gibson made a motion to approve the subdivision/boundary line adjustment as presented. Tim Lewis seconded the motion and it was unanimously approved.

8:03 Motion to adjourn was made by Tim Lewis with second from Joe Frazier and passed.

Respectfully submitted,

Chuck Townsend, Acting Scribe