

Canaan Planning Board
Approved Minutes
Meeting of February 26, 2009

Andrew Musz called the meeting to order at 7:05.

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

Chuck Townsend read the minutes from the meeting on February 12th. Motion to accept as read was made by John Bergeron, seconded by Steve Ward and unanimously approved.

7:08 Conceptual Review:

Allen Wilson appeared on behalf of Vandall Family LLC to discuss creating three lots of 2.6, 2.3 and 3.9 acres, leaving 30⁺⁻ acres remaining, from Map 17 Lot 58 property. The new lots would be at then end of Corno Rd., and Allen Wilson proposed that the hammerhead turnaround at the road end could be improved as part of the project. All lots would require CSPA permits.

7:15 Final Completeness review:

The proposal was for minor subdivision creating two lots from the Map 6 Lot 69B property on Stark Hill Road owned by Cecelia Creighton Johnson. After Andrew Musz read the checklist, Tim Lewis moved that we find the application complete for hearing, John Bergeron provided the second and the motion passed unanimously.

7:21 Hearing opened:

Allen Wilson represented Cecelia Creighton Johnson. Neither the applicant nor abutters were present. Two lots would be created, of 2.65⁺⁻ and 2.46⁺⁻ acres.

7:25 Hearing Closed:

Approval of the application as presented was moved by John Bergeron, seconded by Tim Lewis and unanimously approved.

7:30 Discussion of changes to subdivision regulations:

The following areas needing changes were discussed:

- definition of private roads and discontinued roads
- clarification of improvements needed for subdivision on private, Class VI and discontinued roads
 - integration of CSPA requirements
 - interface between historic district and town subdivision requirements
 - subdivision requirements for additional dwellings on a single lot
 - striking last sentence of section III f 1 concerning septic systems
 - requirement for granite or concrete boundary markers.

Andrew Musz and John Bergeron will prepare proposed revisions to review at the March 26, 2009 planning board meeting.

8:30 Adjournment:

Motion to adjourn was made by Chuck Townsend, seconded by John Bergeron and passed.

Respectfully submitted, Chuck Townsend, Acting Scribe

Minutes approved after Planning Board review on March 12, 2009.