

Canaan Planning Board
Approved Minutes
Meeting of October 22, 2009

Call to Order:

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

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

Chuck Townsend read the minutes from the meeting on October 8, 2009. Motion to accept was made by John Bergeron, seconded by Pete Gibson and unanimously approved to stand as read.

Correspondence:

Local Government Center—brochure for a November 7 LGC event, *Preparing For a Successful Town Meeting*.

Routine Business:

Andrew Musz delivered a letter to the road agent conveying the October 8th decision of the planning board on tree cutting along scenic roads.

Ed Lary withdrew his application for an additional dwelling unit on his property along Route 118.

The board reviewed the materials from Burke Ridge LLC for minor subdivision of its property on Gould Road. John Bergeron moved that we find the application complete except for driveway permits and sufficiently complete for discussion at public hearing. Steve Ward seconded the motion and it was approved.

7:20 Public Hearing on Burke Ridge LLC Minor Subdivision opened:

The subdivision creates three lots out of the Map 3 Lot 13 property, front lots of 3.86 and 1.92 acres and a 94.2 acre back lot with a 50' connection to Gould Rd. Scott Sanborn was present representing the landowners. No abutters were present. One notice, to abutters William Crowther and Lori Feather, had been returned unclaimed by the post office.

Scott Sanborn reviewed the application. There was no discussion from the public.

7:28 Public Hearing closed:

Chuck Townsend moved that the application for subdivision be approved subject to receipt of approved driveway permits. Steve Ward seconded the motion and the subdivision was unanimously approved.

7:33 Preliminary Completeness Review:

The Vandall Family LLC application was received for major subdivision of Map 17 Lot 58 property on Corno Road. The subdivision would produce lots of 2.11 acres, 2.78 acres and 6.59 acres fronting on Corno Road and a remainder lot of 32.69 acres with frontage on Fernwood Farms Road.

Review of the application showed that the checklist was incomplete, no driveway permits were included, there were inconsistencies between the plan reviewed by DES and the plan prepared for the planning board, the rights-of-way were not clearly delineated, an existing easement for the 'Tract A' segment is not detailed, and the plans contain no legends. The board found that the application needs further work before a public hearing can be scheduled.

Draft minutes will be come official after Planning Board review and approval vote.

7:45 Other Business:

The budget committee appointed Dave Barney to join Steve Ward and Tim Lewis on the CIP Committee. Steve Ward is working with Michael Capone to develop an ad recruiting public members for the committee.

8:10 Adjournment:

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

Respectfully submitted,
Chuck Townsend, Acting Scribe