

**Canaan Planning Board**  
Minutes  
Meeting of December 10, 2009

**Call to Order:**

Andrew Musz called the meeting to order at 6:34.

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

**Presentation – Protecting Water Quality in Canaan Street Lake, Canaan, NH:**

Preparation and Presentation:

June Hammond Rowan – Outreach & Development Coordinator, PSU

Marguerite Crowell – Graduate Student, PSU

Nick Stevenson – Research Assistant, PSU

Christian Weber – Research Assistant, PSU

June Hammond Rowan presented a slide series with three sections. The first section reviewed local and state regulation, including Canaan's Master Plan, Subdivision Regulations, Historic District Regulations and Road Policies. The second part examined ways to protect the lake water from pollutants from erosion, storm water and runoff. The third section included suggestions of changes to subdivision regulations and adoption of protective zoning would protect the water quality.

The group took questions and provided for distribution of the report.

**7:30 Public Hearing - Vandall Family LLC**

The Board reviewed the checklist for the application to subdivide two lots of 2.11 acres and 2.78 acres from a 36.54 remainder property at Map 17 Lot 58. Steve Ward moved that we find the application complete for discussion at public hearing. John Bergeron seconded the motion and it was approved.

The hearing was opened with Alan Wilson representing the owner. John Dadmun, an abutter, was also present. John Bergeron moved that we approve the subdivision as drawn. The motion was seconded by Tim Lewis and approved.

**7:45 Public Hearing - Edward & Jaqueline A. Lary**

The Board reviewed the checklist for the application to subdivide the Map 15 Lot 20 parcel to form lots of 10.0 acres, 21.26 acres, 12.96 acres, and 1.6 acres. Documentation of right-of-way access through private Bungi Lane had not been received from DES. John Bergeron moved that any subdivision approval be made conditional on receipts of the RoW documentation. Tim seconded the motion and it was approved. Steve Ward moved that we find the application complete for discussion at public hearing, conditional on receipt of the RoW documentation. Joe Frazier seconded the motion and it was approved.

The hearing was opened with Ed and Jackie Lary present and with Scott Sanborn representing them. It was noted that the Indian River bordering the properties was a fourth order stream so that DES regulations will apply. John Bergeron moved that we approve the subdivision conditional on DES approval, final setting of the monuments, completion of the Mylar and the LCHIP check. The motion was seconded by Tim Lewis and approved.

**8:00 Public Hearing - Glen D. & Mary E. McKinsty**

The Board reviewed the checklist for the application for a minor subdivision to create two lots, a 1.46 acre house lot with a 9.0 acre remainder. Steve Ward moved that we find the application complete for discussion at public hearing. Joe Frazier seconded the motion and it was approved.

The hearing was opened with Scott Sanborn representing the owners. No abutters attended. John Bergeron moved that we approve the subdivision as presented. The motion was seconded by Steve Ward and approved.

**Minutes:**

Chuck Townsend read the minutes of the November 12, 2009 meeting. John Bergeron moved that the minutes stand as read. Joe Frazier provided the second and the board approved the motion.

**8:20 Correspondence:**

The board received a copy of a wetlands permit for William Thurber to place a culvert on his property near Jerusalem Road.

The board received a copy of a dredge and fill approval for Ken Morley

**Routine Business:**

The board discussed the tentative plans for re-constructing 8 wind turbines capable of producing 4.5 MW on the Mt. Tug ridge.

**8:30 Adjournment:**

Motion to adjourn was made by Chuck Townsend, seconded by Joe Frazier and passed.

Respectfully submitted,  
Chuck Townsend, Acting Scribe