

Canaan Planning Board

Minutes

Meeting of April 22, 2010

Call to Order:

John Bergeron called the meeting to order at 7:05.

Members present: John Bergeron, Joe Frazier, Pete Gibson (alternate), Chuck Townsend and Marcia Wilson. John Bergeron appointed Pete Gibson to fill Dan Ware's seat.

Minutes:

Chuck Townsend read the minutes of the April 8, 2010 meeting. Marcia Wilson moved that the minutes be approved. Pete Gibson provided the second and the board approved the motion.

Correspondence:

National Grid – Requesting approval for tree trim and removal along Moose Mountain Road, a scenic road. Brush is to be chipped, trees under 5" to be removed, and wood left at roadside. Public Hearing scheduled to be held on May 27 at 7:35.

Vital Communities – Spring 2010 newsletter.

UNH Stormwater Center – 2009 Annual Report including research reports on porous asphalt, pervious cement, bio-retention systems and other topics.

7:15 Preliminary Completeness Review – Glen & Mary McKinstry Jr.:

Scott Sanborn presented the plan to subdivide property off Foliage View Road. John Bergeron reviewed the checklist for application completeness. Joe Frazier moved that the board find the application sufficiently complete for public hearing. Marcia Wilson seconded the motion and the hearing is scheduled for May 27 at 7:15.

The subdivision would create a new lot accessible only through a driveway now serving two residences. Scott requested discussion of waivers that would allow the subdivision prior to upgrading the driveway to road status. Glen McKinstry plans road work in the fall but would like to be able to subdivide and sell the newly created 5.11 acre parcel now. John Bergeron suggested that two possibilities would be to post a bond for the required road work or to incorporate a restriction in the deed for the new property preventing any development until the road is created. Scott Sanborn suggested that the board consider a letter from Glen McKinstry promising no further subdivision until the road is created. The sense of the board was that bonding or deed restriction would be more likely to satisfy the board.

7:45 Conceptual Hearing – Eight Days O'Week Realty:

After reviewing the approved plat for subdivision of the Canaan Hardware lot at Map 15A, Lot 54, John Dow and Matt Dow decided that they wanted to reduce the right of way easement to the 30' width that is currently used. Scott Sanborn agreed to craft language for the Planning Board Approval block on a new plat specifying that it contains a revision of the subdivision that does not alter property lines and does not require a public hearing. Matt Dow will bring the new plat to the planning board for signing on May 13 at 7:15.

8:10 Adjournment:

Motion to adjourn was made by Chuck Townsend, seconded by Pete Gibson and passed.

Respectfully submitted,
Chuck Townsend, Acting Scribe