

**Canaan Planning Board**  
Minutes  
Meeting of October 14, 2010

**Call to Order:**

Andrew Musz called the meeting to order at 7:03, meeting in Stoddard Hall at Cardigan Mt. School.

Members present: John Bergeron, Joe Frazier, Andrew Musz, Chuck Townsend, Steve Ward and Marcia Wilson.

**Correspondence:**

Vital Communities

DES — requesting comments for Site Specific permit requested by Cardigan Mountain School.

**7:15 Joint Hearing: Planning Board, Select Board, Conservation Commission, Historic District, Source Water Protection Committee and other interested parties, to discuss construction plans on the Cardigan Mountain School Campus**

Representatives of Cardigan Mountain School included David McCusker, Headmaster, Joseph McHugh, Business Manager, and Tim Jennings, Director of Facilities at Cardigan Mountain School. Patrick Buccellato joined them representing Pathways Consulting.

David McCusker introduced “Cardigan Commons”, the new dining facility, student commons, and multi-purpose facility to be built at CMS on Alumni Drive, south of Stoddard Hall and overlooking the lake. Other buildings would be renovated as part of the campus master plan leading up to the school’s 75<sup>th</sup> anniversary.

The building would be built into a slope close to Canaan Street Lake on the eastern edge of the CMS campus. The disturbed area intrudes on protected shoreline. Patrick Buccellato described the planning to minimize new runoff into the lake. Plans include contouring the land so that runoff will feed rain gardens.

John Bergeron introduced a motion that the selectmen approve construction of “Cardigan Commons” on Alumni Drive, a private road on the Cardigan Mountain School campus. Marcia Wilson seconded the motion and it was approved unanimously. The Chair will forward this motion to the Select Board.

**8:00 Joint Hearing: Planning Board, Select Board, Conservation Commission, Historic District, Source Water Protection Committee and other interested parties, to discuss the final report on “Land Use Recommendations for Protecting Water Quality in Canaan Street Lake, Canaan, NH”**

A December 2009 report prepared by Plymouth State University’s Center for the Environment and UVLSRPC was updated to emphasize stormwater control and to provide a detailed list of recommended actions. June Hammond Rowan and the other authors of the report being unable to attend, John Bergeron presented an overview. The full study is available at <http://web.valley.net/files/canaannh/PSULand815.pdf>

The study recommends adoption of a zoning ordinance as the most effective means of regulating land use in the watershed. Subdivision regulation improvements, modifying the town’s road policy and Historic District regulations and requesting changes in the NH Code of Administrative rules for the reservoir area of the lake could also help control high risk activities.

Joe Frazier expressed concerns about road salt used in State maintenance of Canaan Street. Erin Darrow noted that Rt 114 near Little Lake Sunapee is designated by the State as a low-salt road. John Bergeron suggested that storm drains on Canaan Street would be helpful, but the Town would need to determine a location for them to drain to.

**8:20 Other business**

Erin Darrow shared the index and several sample pages from NH DOT's **Standard Specifications for Road and Bridge Construction**. She agreed to identify road dimension and base material specification sections of the manual, for the Planning Board to reference in its Subdivision Regulations. Mike Samson noted that more specific regulations could require more monitoring, that regulations have to allow for site-specific issues, and that state standards might over-engineer for low-use roads. Erin Darrow suggested that requiring bonds for private road construction could add teeth to control of construction quality.

**8:38 Adjournment:**

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

Respectfully submitted,  
Chuck Townsend, Scribe