

Canaan Planning Board
Minutes
Meeting of December 9, 2010

Call to Order:

Andrew Musz called the meeting to order at 7:04. Members present: John Bergeron, Joe Frazier, Andrew Musz, Chuck Townsend, Steve Ward and Marcia Wilson.

Andy Musz read the draft minutes from the Oct 14 meeting. Marcia moved that the minutes be approved as read. After a 2nd by John Bergeron the minutes were approved.

Chuck Townsend read the draft minutes of the Nov 11 meeting. Steve Ward moved that the minutes be approved as corrected. After a 2nd by John Bergeron the minutes were approved.

Correspondence:

none

Public Hearing on Robert and Alita Grace Minor Subdivision

Andy Musz reviewed the checklist for the application for the Map 9 Lot 44A property on Turnpike Road. The Board found that the map and lot numbers as designated by the town were not shown on the plat. In addition, subdivision approval has not yet been received from the state. Thomas Dombroski stated that the state had delayed approval, assuming that Shoreline Protection Act applied. The Board determined that the Shoreline Protection Act did not apply to this property. John Bergeron moved that "On final review we find application sufficiently complete to open a hearing". After a 2nd by Joe Frazier the Board approved the motion.

The hearing was opened. Thomas Dombroski L.L.S. was present representing the applicants. Robert Grace, the applicant, was also present. The intent is to create 1.46 acre lot with the current mobile home and garage and separate it from remainder. The Mylar was not yet prepared.

After the hearing was closed John Bergeron moved that the Board "authorize the Chair to sign the Mylar conditional on preparation of a Mylar with lot numbers shown per the Town numbering system and on approval of the plan by the DES with no changes required." After a 2nd by Joe Frazier the Board approved the motion.

Public Hearing on Thomas and Marjorie Hudgens Minor Subdivision

Andy Musz reviewed the checklist for the application for the Map 3 Lot 15 property. No driveway permit is included for the new Lot 1. John Bergeron moved that "final completeness review shows the application complete enough for consideration." After a 2nd by Marcia Wilson the Board approved the motion.

7:35 The hearing was opened. Scott Sanborn was present representing the applicants. Abutter Philip Ferneau was also present. Plan shows and notes a straight line at Ferneau boundary rather than following the meandering fence, and Philip Ferneau does not contest that boundary delineation.

7:50 The hearing was closed. John Bergeron moved that the Board “accept the application as presented with a waiver of the requirement for driveway permit.” After a 2nd by Steve Ward the Board approved the motion.

Public Hearing on Shuttleworth Farms (DUV Enterprises LLC) Major Subdivision

Andy reviewed the checklist for creation of 11 lots from property at Map 12 Lot 44. The Board noted that lots need to be numbered according to the Town standard. John Bergeron moved that “On final review we find application sufficiently complete to open hearing”. After a 2nd by Joe Frazier the Board approved the motion.

7:55 Public Hearing was opened. Alan Wilson was present representing DUV Enterprises. Construction engineer Dave Zani was also present. Lots have been perc tested with 32 test pits and approved for subdivision. A letter from Fire Chief Bellion was included approving road access for fire vehicles.

8:10 The hearing was closed and John moved to “accept the plan as drawn and presented. After a 2nd by Joe Frazier the Board approved the motion. Alan Wilson agreed to bring a Mylar with correct lot numbers for the Chair to sign.

Continued Review of Land Use Regulations

Draft revision of road standards from last meeting have not yet been distributed to members or to Erin Darrow. Review will be scheduled to Jan. 13.

The Board discussed innovative land use regulation. Such regulation could be used to protect drinking water. Regulations would have to go to town vote as a zoning ordinance. Building permits and driveway permit could also be used for some control of water quality control.

Other Business

Steve Ward reported that the CPIC met on Nov 19 with Tom Guillette and Mike Samson, and reviewed projected expenditures for each of the town buildings.

8:45 Adjournment

Motion to adjourn was made by Chuck Townsend, seconded by Marcia Wilson and passed.

Respectfully submitted,
Chuck Townsend, Scribe