



Canaan Planning Board
Minutes
Meeting of March 10, 2011

Call to Order:

Andrew Musz called the meeting to order at 7:05. Members present: John Bergeron, Andrew Musz, Chuck Townsend, Steve Ward and Marcia Wilson.

Chuck Townsend read the draft minutes from the Feb. 24, 2011 meeting. Marcia Wilson moved that the minutes be approved with an amendment. After a 2nd by John Bergeron the minutes were approved.

Correspondence:

Grafton County Conservation District – Annual Meeting announcement, April 7.

Continued Public Hearing – Major Subdivision of Map 15 Lot 32A-2 :

7:15 Hearing continuation opened for Glen D. & Judith McKinstry application creating two lots, each over 5 acres, from 25.6 acre lot. Scott Sanborn was present representing the owners and provided maps with topography and soils added. No abutters were present. The plot contains no major wetlands and a single soil type noted on the plan. Parcel was previously subdivided so it was reviewed as a major subdivision. John Bergeron moved that we find the application complete, and Steve Ward provided the second. It was accepted as complete.

One lot just under 9 acres has house, water and approved septic. Second lot 16.75 acres, may be further subdivided in the future. Road has been improved to town standards out to the cul-de-sac. There were no public comments. The hearing was closed and John Bergeron made the motion that we approve the subdivision as presented. Steve Ward provided the second and the motion was passed.

Voluntary merger — Map I-E Lots 48 and 49 off Back Bay Road.

The two lots owned by Eric J. and Janet P. Olsen are about 6 acres each and share a long common border. Chuck moved that the Board accept merger as presented and John Bergeron seconded the motion. The motion was approved and the annexation covenant signed.

Conceptual Hearing

Harry Burgess inquired about two potential subdivisions from Bliss Lane Realty Trust property owned by David Roby. The first property is 173 acres with existing house on Clark Hill Rd. The second property is 20 acres on Stevens Rd. In each case the owner wants to divide off 3 acre parcels including existing dwellings. The Board discussed requirements, including survey and state subdivision approval.

Review of Land Use Regulations

7:40 Chris Turgeon, a project engineer from Pathways Consulting and a Canaan resident, questioned items 10 and 11 on page 7 of the draft regulations, suggesting they are more stringent than engineers would be expecting, and perhaps difficult to achieve. Andrew Musz

pointed out that the Board can waive those requirements in an individual case. Chris Turgeon made other minor suggestions, and offered to provide engineering support when there are future questions. Andrew expressed appreciation of the offer. No further amendments being forthcoming, the draft regulations will be discussed at public hearing at 7:15 on March 24, 2011.

Other Business:

Steve Ward reported that the CIP Committee met Monday March 7, went over procedural items and discussed progress on outstanding issues on current report. At that meeting Mike Sampson committed to get projections from all departments by June.

Adjournment

8:10 Motion to adjourn was made by Chuck Townsend, seconded by Marcia Wilson, and passed.

Respectfully submitted,
Chuck Townsend, Scribe