



Canaan Planning Board
Minutes
Meeting of June 23, 2011

Call to Order:

7:07 Andrew Musz called the meeting to order. Members present: John Bergeron, Joe Frazier, Andrew Musz, Chuck Townsend, Steve Ward and Marcia Wilson.

Minutes Review:

The meeting for June 9 having been cancelled, Chuck Townsend read the minutes of the April 28th meeting. Marcia Wilson moved to accept the minutes as read. Steve Ward seconded the motion and the minutes stand as read.

Correspondence Review:

North Country Resource Conservation & Development brochure.
DES letter requesting nominees to Mascoma River Local Advisory Committee.

Routine Business:

John Bergeron suggested Chuck Townsend as the Planning Board nominee to the Mascoma River Local Advisory Committee. Andrew Musz will complete the paperwork to complete that nomination.

Public Hearing – Map 10 Lot 20 Property, Minor Subdivision

Harry Burgess from Bliss Lane Realty Trust presented a revised plan with septic approval, legend, and other additional information requested during the preliminary review. Steve Ward moved that we find the application complete. After the 2nd by Marcia Wilson, a unanimous vote found the application complete.

7:15 Hearing opened on the application to create two lots on the Clark Hill Road property. An abutter, Fred Johnson was present. Harry Burgess described the plan to subdivide 3 acres with existing house and garage from the 1339 acre lot remainder. Fred Johnson expressed no concerns with the subdivision. The public hearing was closed.

Chuck Townsend moved that the planning board accept the plan as drawn except with the correction of the spelling of the name 'Johnston' to 'Johnson'. Marcia seconded the motion. A unanimous vote approved the application.

Public Hearing – Map 11 Lot 9 Property, Minor Subdivision

Harry Burgess from Bliss Lane Realty Trust presented a revised plan with minor changes as requested. Joe Frazier moved that we find the application complete. There was a 2nd from John Bergeron. The vote to deem the application complete was unanimous.

7:30 David Labrie and Omer Way indicated that they were present as abutters. The hearing opened on the application to create two lots on the Stevens Road property. Harry Burgess described the plan to subdivide 5.01 acres with an existing house from the 14 acre lot remainder. There were no public expressions of concerns with the application. The public hearing was closed.

Joe Frazier made a motion to accept the plan as drawn. Marcia Wilson provided a 2nd. A unanimous vote approved the application. Harry Burgess will bring mylars and LCHIP checks for both applications to the town offices on Friday, June 24.

Preliminary completeness review – Lot Line Adjustment.

The proposed annexation would move 14.27 acres from Lot 12-9 property owned by Glen D. and Judith M. McKinstry to the Lot 12-15 property owned by Lynn M. McLaughlin, making that Lot 12-15 property approximately 51 acres. Chuck Townsend moved that we find the application sufficiently complete for a public hearing. After a second from Marcia Wilson, the board voted unanimously to find the application complete. The hearing is scheduled for July 14 at 7:15.

Other Business

Steve Ward reported that June 7th CIP meeting was fruitful. Michael Samson provided vehicle needs projections and equipment needs projections. After departmental review the CIP will meet on July 19th to finalize the vehicle and equipment projections. A second phase with work on capital expenditure needs of town buildings will take place during the fall.

Andrew Musz reported that Robert Grace brought him the mylar for signing for his Map 9 Lot 44A property on Turnpike Road. The Planning Board had given conditional approval for the subdivision on December 9, 2010.

Adjournment

8:05 Motion to adjourn was made by Chuck Townsend, seconded by Marcia Wilson and passed.

Respectfully submitted,
Chuck Townsend, Scribe