



**Canaan Planning Board**  
Minutes  
Meeting of Sept. 8, 2011

**Call to Order:**

7:08 Andrew Musz called the meeting to order. Members present: Joe Frazier, Marcia Wilson, Andrew Musz, Chuck Townsend, and Steve Ward.

**Minutes Review:**

Andrew Musz read the minutes of the August 25<sup>th</sup> meeting. Marcia Wilson moved to accept the minutes with a minor change. Steve Ward provided the second and the minutes were accepted as amended.

**Correspondence Received:**

None

**Lot Line Adjustment – DUV Enterprises property on Route 118**

7:15 The board reviewed the application for completeness. Joe Frazier moved that we find the application complete for public hearing. After a 2<sup>nd</sup> from Marcia Wilson and supporting vote the public hearing was opened.

The application requests that lot lines separating Map 12 Lots 44-7, 44-8 and 44-10, all owned by DUV Enterprises and contiguous, be adjusted to change the areas of the lots. No abutters were present. The hearing was closed. Joe Frazier moved that we approve the application as drawn, and Steve Ward provided the 2<sup>nd</sup> supporting the motion. The plan was approved as drawn.

**Continued Public Hearing – Minor Subdivision Application from Philip and Linda Neily**

7:30 The hearing, continued from August 25, was reopened. Scott Sanborn of Cardigan Mountain Land Surveys was present representing the Neily application to subdivide the Map 6 Lot 122-4 property with frontage on Blackwater Road and Jones Hill Road into two lots. No abutters were present. The subdivision would create one lot of 2.49 acres with frontage on Blackwater Road, with a remainder lot of about 33.5 acres unchanged. There was no public discussion beyond the explanation from Scott Sanborn. The public hearing was closed.

Steve Ward moved that the planning board approve the application as presented. The motion was seconded by Marcia Wilson and passed.

**Continued Public Hearing – Minor Subdivision Application from David and Susan Skewes**

7:45 Andrew Musz re-opened the public hearing to separate a 6.97 acre parcel from the 57.5 acre remainder of the Map 9 Lot 69 property. David Skewes distributed an engineering review prepared by Russell W. Rohloff from Pathways Consulting reporting on the use and construction of Amanda Lane, a site map of all

buildings and dwellings accessing Amanda Lane and/or Enchanted Way, and a subdivision plan for the requested subdivision. The board reviewed the engineering study, which found that Amanda Lane had been improved, substantially to town standards, from its intersection with Fernwood Farms Road for 1150 feet, some forty feet into the Skewes lot to be subdivided. With the road condition clarified, access to the new lot was removed as a question. At 8:17 the hearing was closed.

Steve Ward moved that the application be approved, reserving the right to revisit the road issue if any additional development occurs which could use Amanda Lane beyond the Skewes properties. After a 2<sup>nd</sup> from Joe Frazier the board voted to approve the motion.

**Other Business:**

Based on the discovery during review of the Skewes application of multiple dwelling units on Map 9 Lot 71-1, Andrew Musz proposed that he write a letter to Michelle Lewis, owner of Lot 71-1, asking that she report description of all dwellings, their building permits, driveway permits, septic approvals, and access routes. The board supported the proposal. Andrew Musz will circulate the proposed letter for board input before sending it.

Steve Ward reported that the Capital Improvement Program Committee met on the Sept. 8 afternoon and is close to ready to report on buildings, roads, bridges, vehicles and equipment. The long-range capital planning process is going well.

**Adjournment:**

8:45 Motion to adjourn was made by Marcia Wilson, seconded by Joe Frazier, and passed.

Respectfully submitted,  
Chuck Townsend, Scribe