



**Canaan Planning Board**  
Minutes  
Meeting of Oct. 13, 2011

**Call to Order:**

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

**Minutes Review:**

Chuck Townsend read the minutes of the September 22<sup>nd</sup> meeting. John Bergeron moved to accept the minutes. Steve Ward provided the second and the minutes were accepted as read.

**Routine Business:**

Andrew Musz reported that the letter to Michelle Lewis regarding dwelling units, waste disposal, and access to dwelling units on her Map 9 Lot 71-1 property had been mailed to her.

**Correspondence Received:**

Local Government Center – Conference Preview Guide  
UVLSRPC - Fall Planning and Zoning Conference announcement, 10/29/2011

**Public Hearing — Tree removal on Scenic Roads:**

7:15 Janice Ramsey, Forestry Supervisor for National Grid, gave a description of the anticipated work on scenic road portions of Codfish Hill Road, Sawyer Hill Road and South Road. Approximately 42 trees will be removed, mostly on Codfish Hill Road. All landowners have approved the work. Marcia Wilson moved to approve the work as described in the Sept. 15<sup>th</sup> letter from National Grid. Joe Frazier seconded the motion and it was approved.

**Public Hearing — Minor Subdivision Glen & Judith McKinstry:**

The proposed subdivision would create a new subdivision from the Map 12 Lot 60 property on Jerusalem Road. Andrew Musz reviewed the checklist and Steve Ward moved that we find the application complete for public hearing. John Bergeron seconded the motion.

7:30 The hearing was opened. No abutters were present. Scott Sanborn attended representing the applicants. The plan would subdivide a separate 5.01 acre lot (Lot 60-3) from the large remainder of Lot 60. The hearing was closed. John Bergeron moved and Marcia Wilson seconded that the subdivision be approved as presented. The motion passed unanimously.

**Preliminary Review — Proposed Subdivision of Map 3 Lot 32:**

Scott Sanborn presented the concept plan for splitting a 40 acre lot owned by Bill and Elizabeth Chabot on Whispering Winds Road (a/k/a Old Collins Rd) into

two lots. The lot has frontage only on a discontinued road. After discussion it was decided to add discussion of subdivision of lots on discontinued private roads and Class VI roads to the agenda for the October 27<sup>th</sup> meeting, at 7:15. Chuck Townsend agreed to distribute materials from the Bear Pond Road case to board members and to Scott Sanborn.

**Other Business:**

8:15 Steve Ward reviewed the final version of the newly prepared Capital Improvement Program plan. Chuck Townsend moved that the planning board approve with appreciation the CIP Plan as distributed on Oct. 12. John Bergeron seconded the motion and it passed unanimously.

8:25 John Bergeron led discussion of a proposed Drinking Water Protection Ordinance. The proposed ordinance, based on a model ordinance but adapted to reflect Canaan's water sources, would require public hearings and approval at the March town meeting. The first public hearing would have to be held by December 23<sup>rd</sup>, and the second by January 17<sup>th</sup>. More discussion being needed for this matter, the question will be reconvened at 7:45 on the Oct. 27<sup>th</sup> meeting.

8:45 John Bergeron reopened discussion of the building expansion on the Map I-E Lot 13-5 property owned by Augustus (Gus) Means. The planning board had received a letter addressed to Andy Musz from William Wilson, Building Inspector, requesting a recommendation concerning the project. If the building is an expansion of the current structure the private road policy does not apply and no planning board action is required. If it is judged to be new construction, the planning board will host a public hearing for review and comment. Chuck Townsend moved with a second from Steve Ward that the planning board request that Town Administrator Michael Samson make a decision about whether the planned work is a building erection or an expansion of the current building, and that Chair Andrew Musz support the applicant based on that judgment. The motion was unanimously approved.

**Adjournment:**

9:10 Motion to adjourn was made by Joe Frazier, seconded by Marcia Wilson, and passed.

Respectfully submitted,  
Chuck Townsend, Scribe