



Canaan Planning Board
Minutes
Meeting of Dec. 8, 2011

Call to Order:

7:10 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 November 10th meeting. Joe Frazier moved to accept the minutes as corrected by John Bergeron and Chuck Townsend. John Bergeron provided the second and the minutes were accepted with amendments.

Correspondence

LGC Town and Country Magazine
Atty. Waugh – comments on Drinking Water Protection

Other Business:

John Bergeron moved to accept the CIP with addenda and attachments as distributed. After a second from Joe Frazier the motion passed

Minor Subdivision - Glen and Judith McKinstry

7:15 The board reviewed the Map 12 Lot 9 property on NH Rt. 118. Joe Frazier proposed with a second from Marcia Wilson that we find the application sufficient for a hearing

Scott Sanborn was present representing the owners. No other members of the public were present. Scott Sanborn described the new 5.15 acre lot to be subdivided from a large remainder lot. Chuck Townsend moved that the application be accepted as presented. The motion was seconded by Steve Ward and was unanimously approved as drawn.

Boundary Line Adjustment/Annexation - Scott & Michelle Carmen, John & Kathleen Peters

7:30 After a final completeness review, Steve Ward moved that we find the application complete, John Bergeron seconded the motion and it passed.

Scott Sanborn was present representing the owners. No other members of the public were present. The application proposed adjusting the property line between two properties on Canaan Street. It removes a strip approximately 20 feet by 200 feet from the Map 9 Lot 20 property owned by Kathleen and John Peters and annexes it to the Lot 9-21A property owned by Scott and Michelle Carmen. The motion to approve the new boundaries as drawn was provided by John Bergeron, seconded by Joe Frazier and approved.

Preliminary Completeness Review – Glen and Judy McKinstry

Andrew reviewed the checklist for an application to create two new lots, 6.1 acre Lot 60-5 and 12.0 acre Lot 60-4, from the 114 acre remainder of Map 15 Lot 60. The board discussed the serpentine connection from Jerusalem Road to the large remainder property and the potential need for turnouts along it if it is developed into a driveway. A hearing on application was scheduled for January 12th at 7:15.

Conceptual Review

7:50 The review of the Shuttleworth Farms proposal for Map 12 Lot 12 shows a subdivision plan for 10 lots. Engineer Charlie Hirshberg of CLD Consulting Engineers described the desire to add seven additional lots accessible from a side road. The 17 lots would need an alteration of terrain permit with extensive stormwater management plans with additional easements for stormwater runoff. Mr. Hirshberg discussed with the planning board whether the areas where runoff would be treated and infiltrated should be placed on properties or placed on a broadened right of way with maintenance put on the owner's association. The applicant will bring a more finished design to a spring meeting.

Public Hearing - Proposed Drinking Water Protection Ordinance

8:30 Andrew Musz opened the hearing. John shared the most recent map from DES, which includes the circle around the Competition Complex.

John Bergeron discussed Bernie Waugh's recommendations and Mike Samson's definition of a snow dump. The Planning Board will appoint members of the Board of Adjustment subject to review and confirmation of the Select Board. The Planning Board chose Mike Samson's wording in the Snow Dump definition. The Public Hearing was then closed. A motion to adopt the drinking Water Ordinance as revised on 12/8 was adopted unanimously.

Adjournment:

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

Respectfully submitted,
Chuck Townsend, Scribe