



Canaan Planning Board
Minutes
Meeting of Jan. 12, 2012

Call to Order:

7:20 John Bergeron called the meeting to order. Members present: John Bergeron, Joe Frazier, Andrew Musz (by phone), Chuck Townsend.

Public Hearing - Minor Subdivision of Property of Glen and Judith McKinstry

7:20 Hearing opened. Hearing continued to 7:30 at Canaan Fire Department.

Public Hearing Reopened: Marcia Wilson attending, Andrew Musz no longer in attendance.

7:36 John Bergeron reviewed the McKinstry application for completeness. The motion to judge the application complete for public hearing by Joe Frazier received a second from Marcia Wilson and passed.

Scott Sanborn from Cardigan Mountain Land Surveys was present representing the applicant. No members of the public were in attendance. Scott Sanborn reviewed the application with the board. The road plan had been reviewed and modified in agreement with Fire Chief Bellion. There was discussion of the possibility for a waiver of the requirement for monuments at all bend points of the Lot 3 access strip. Chuck Townsend provided a motion to accept the subdivision as presented. Joe Frazier seconded the motion and it passed. Scott Sanborn will bring a Mylar for signature when monuments are set.

Preliminary completeness Review – Subdivision by Glen and Judith McKinstry

The Map 15 Lot 32A-12 lot is proposed to be divided to form a new 5.69 acre Lot 32-A13 with the remainder of Lot 32A-12 at 11.07 acres. Joe Frazier moved that the application is sufficiently complete to schedule a public hearing. Marcia Wilson provided the second. The hearing is scheduled for January 26th at 7:15.

Voluntary Merger Request

Cecilia Johnson requested combining lots 69B with 69B1. Both lots were owned by Ms. Johnson when they were subdivided and have not materially changed since. Marcia moved that the planning board approve the merger. After a second from Joe Frazier the motion passed. Members in attendance signed the Voluntary Merger of Lots of Record form.

Correspondence:

A planning board copy of Dredge and Fill Permit approval for a culvert to replace the ditch between Canaan Hardware and Granite Northland Associates.

Notice of Enfield subdivision application with possible regional impact. Planning board will discuss and prepare comments on Jan 26 at 7:30.

Adjournment:

8:15 Motion to adjourn was made by Marcia Wilson, seconded by Joe Frazier, and passed..

Respectfully submitted,
Chuck Townsend, Scribe