



Canaan Planning Board
Minutes
Meeting of June 28, 2012

Call to Order

7:05 Andrew Musz called the meeting to order. Members present: John Bergeron, Joe Frazier, Andrew Musz, Chuck Townsend, Steve Ward and Marcia Wilson.

Minutes review

Andrew Musz read the minutes from the June 14, 2012 meeting. Marcia Wilson made the motion to accept the minutes as amended. After a second by Joe Frazier the motion was approved as amended.

Public Hearing on Linda Schnetzer Minor Subdivision

7:15 Andrew Musz reviewed the application checklist for completeness. The application was complete except for a driveway permit. Joe Frazier moved that the application is complete waving the requirement for a driveway permit on the 30.81 acre parcel. John Bergeron seconded the motion and it was approved.

The hearing was opened for the minor subdivision of the Map 12 Lot 62 property at 507 Jerusalem Road. The 45.8 acre lot is to be divided into two lots of 15.0 acres and 30.81 acres. Colin Brown from Central Land Surveying was present representing Linda Schnetzer. No one else attended. The hearing was closed with little discussion. John Bergeron moved approval of the application with a second from Steve Ward and the application was approved as drawn.

Discussion of David and Lisa Perfield Voluntary Merger

7:30 The Map 9 Lot 4A sub 1 and Map 9 Lot 4A sub 2 lots are adjoining and both owned by the applicants. One lot is occupied and one is vacant. They appear to satisfy all requirements of a voluntary merger. Marcia Wilson moved to approve the voluntary merger and John Bergeron seconded the motion. The merger approval was unanimous and board members signed the Voluntary Merger form.

Preliminary completeness review.

The board reviewed the application from Kevin and Sheryl Lary for minor subdivision of the Map 15, Lot 3 property on Jerusalem Road. Boundary markers are not set. Jerusalem Road is not labeled and is not consistently represented. Contours are shown on the 5 acre lot but not on the 34.8 remainder lot. No septic and well location is shown for the 141 Jerusalem Rd property. No driveway permit is included. The Lot number is not shown consistently on the map and the information identification box. Marcia moves that the application will be sufficiently complete for a public hearing on July 12th at 8:00 if the map is corrected to resolve the concerns specified. Steve Ward seconded the motion and it was approved.

Other Business

Steve Ward announced that the second meeting in preparation of next year's Capital Improvement Program Committee is scheduled for early August.

The board invited Mike Griffin to present his presentation and photos on Canaan on August 9th at dusk.

Adjournment

8:00 Marcia Wilson moved adjournment, with 2nd from Joe Frazier. Motion was approved.

Respectfully submitted
Chuck Townsend, Scribe