



Canaan Planning Board
Minutes
Meeting of July 12, 2012

Call to Order

7:15 Andrew Musz called the meeting to order. Members present: Joe Frazier, Andrew Musz, Chuck Townsend, Steve Ward and Marcia Wilson.

Public Hearing on DUV Enterprises Major Subdivision

7:15 The hearing was reopened for the major subdivision of the NH Route 118 Map 12 Lot 44 Sub 10 property, continued from June 28, 2012. No one was present to discuss the application. Andrew Musz relayed Charlie Hirshberg's request for a continuation of the hearing until August. Joe Frazier moved to continue until August 23 at 7:30, and that there will be no further continuances attends after this time unless a representative of DUV enterprise. Marcia provided the second and the motion was approved.

Minutes review

Chuck Townsend read the minutes from the June 28, 2012 meeting. Marcia Wilson made the motion to accept the minutes as amended. After a second by Joe Frazier the motion was approved.

Correspondence Review:

Town and City Magazine from LGC

Preliminary review, Lot Line Adjustment at 579 Goose Pond Road

The Kathryn Foster and Joshua M Riff Map 8 Lot 5 property and the N.H.D.E.S. Map I-F Lot 1 properties share a common boundary. The line adjustment would not cause a change in the area of either property. Andrew Musz read a letter from James Gallagher, D.E.S. Dam Engineer, supporting the adjustment, and then read through the checklist. Steve Ward moved that the application was sufficiently complete to schedule a public hearing on August 9 at 7:15 at Mascoma Senior Center. Marcia Wilson seconded the motion and it was approved.

Minor Subdivision by David and Brenda McGrath

7:45 The board reviewed the completeness of the plan for the Map 7 Lot 41 property at 130 South Road. Chuck Townsend moved that the application was complete for public hearing. Marcia Wilson seconded the motion and it was approved.

Andrew Musz opened the hearing. Christopher Turgeon from Pathways Consulting was present representing the owners. There were no other members of the public attending. The subdivision would create two equal lots, Lot 41 and Lot 41-1, from the 5.32 acre lot. There were no concerns from the board.

Andrew Musz closed the hearing. The motion by Steve Ward to approve the subdivision as presented was seconded by Joe Frazier and approved.

Minor Subdivision by Kevin and Sheryl Lary

8:00 The proposal was to create two parcels from the Map 15 Lot 33 property at 141 Jerusalem Road. Lot 15-33-1 would be 5.17 acres and the remainder lot, 15-33 would be 34.8 acres. Andrew Musz reviewed the checklist and a memo from Scott Sanborn reviewing the history of the driveway, and apparent approval of driveways despite lack of normal documentation. Joe Frazier moved that we find that the board's questions were adequately resolved and that the application was complete for public hearing, and Chuck Townsend provided the second. The motion was passed.

The hearing was opened. Scott Sanborn was present representing the Lary family, and reviewed the application. There was no public comment. After the hearing was closed Joe Frazier moved that we accept the subdivision as drawn and Steve Ward provided the second. The motion carried, and Scott Sanborn provided the mylar and the payment to Andrew Musz.

Adjournment

8:20 Marcia Wilson moved adjournment, with a second from Steve Ward. Motion was approved.

Respectfully submitted
Chuck Townsend, Scribe