



**Canaan Planning Board**  
Minutes  
Meeting of September 27, 2012

**Call to Order**

7:06 Andrew Musz called the meeting to order. Members present: John Bergeron, Barbara Dolyak, Joe Frazier, Andrew Musz, Chuck Townsend and Steve Ward.

**Minutes review**

Chuck Townsend read the minutes from the August 23, 2012 meeting, the September 13 meeting having been cancelled. Marsha Wilson made the motion to accept the minutes. After a second by Steve Ward the motion was approved.

**Correspondence Review:**

Letter from Planning Board of Danbury NH, advising of a public hearing on a Special Use Permit for a Cell Phone tower.

**Public Hearing – DUV Enterprises Major Subdivision**

7:15 Andrew Musz re-opened the public hearing on major subdivision of the Map 12, Lot 44 Sub 10 property off the east side of Route 118. Charlie Hirshberg, PE from CLD Consulting Engineers was present representing DUV Enterprises. Abutters Scott and Jamie Poirier and contractor Dave Zani were also present. Charlie Hirshberg reviewed the scope of the 18-lot subdivision with lots varying from 1.2 acres to approximately 68 acres. Mr. Hirshberg described the changes to the plan designed to meet current alteration of terrain regulations. He noted that the wetlands and soil types were both determined specifically for this project, rather than using general state surveys.

The road right of way is shown with a minimum of fifty feet, but has wider sections to accommodate drainage treatment. Mr Hirshberg shared an Inspection and Maintenance Manual, including inspection forms, that has been prepared for the project. A landowners' association will have to be responsible for the annual inspection and maintenance of the swales and ponds.

The road profile for the new Hawk Road showed a maximum 5.7% grade. It is planned to have a crushed gravel surface. The existing road has a similar surface, and has not needed work in the two years since its construction. There was discussion of dividing the subdivision into two phases, with the lots along the current road being approved first and the Hawk Road area being approved later when the road is complete.

7:50 Andrew Musz closed the public hearing. Joe Frazier moved that we give conditional approval for two phases of approval with the first Mylar representing the portion of the road that is currently completed and that was previously approved by the Planning Board. The conditions for approval are:

- that the road is completed with engineer-certification that it is to plan,
- that the monuments have been installed,
- that the Inspection and Maintenance Manual have language added stating that

inspection and maintenance were and are a condition for the approved AOT permit.

- that the language of the Inspection and Maintenance manual show the compelling nature of the inspections and maintenance, and
- that the Maintenance and Inspection Manual be recorded at the GCRD and be referred to on the plan/Mylar that is to be recorded.

Marcia Wilson provided the second to the motion and conditional approval was unanimous.

### **Other Business:**

Steve Ward distributed the Capital Improvement Program Report that the CIP Committee prepared for planning board approval, following which the report will be conveyed to the select board for its approval. Steve Ward described the improvements that had been incorporated in the new plan. The board welcomed its comprehensive and sophisticated nature. Joe Frazier moved that the planning board accept and endorse the plan, and John Bergeron seconded the motion. The motion was approved.

John Bergeron reported that the building permit discussion will be postponed until he had obtained input from the building inspector and the town administrator. The board discussed the need to consider building inspection fees, making them commensurate with the cost of providing the town services.

Andrew Musz submitted a letter of resignation as Chairman, effective immediately. Other board members expressed regret at his leaving the position, and expressed a desire that he continue as a member.

### **Adjournment**

9:10 Joe Frazier moved adjournment, with a second from Barbara Dolyak. Motion was approved.

Respectfully submitted  
Chuck Townsend, Scribe