



**Canaan Planning Board**  
Minutes  
Meeting of April 11, 2013

**Call to Order**

7:00 John Bergeron called the meeting to order. Members present: John Bergeron, Barbara Dolyak, David McAlister (board representative), Kathi Meyerson, Chuck Townsend and Steve Ward. John Bergeron appointed alternate member Carol Morrison to fill Andy Musz's seat.

**Minutes review**

Chuck Townsend read the minutes from the March 28, 2013 meeting. Members provided recommendations for clarifications. Steve Ward moved that the board accept the minutes with corrections. After a second by Barbara Dolyak the motion was approved.

**Correspondence Review**

Vital Communities – brochure

Dept. of Environmental Services – Announcement of Drinking Water Conference

OEP – Announcement of Planning and Zoning Conference, May 11

**Public Hearing - subdivision of Katherine Tibbits property, Map 9 Lot 33.2**

7:15 John Bergeron opened the public hearing. Scott Sanborn was present representing the applicants. Chuck Townsend moved that we find the application complete for review. After a second by Barbara Dolyak the motion was approved.

The subdivision would create two lots. The lots, designated as Lot 1 (1.62 acres) and Lot 2 (2.18 acres), have houses both of which have been served by Tibbits Lane, a private way serving those two dwellings and a third dwelling on a separate lot. The planning board had questions about whether Tibbits Lane could qualify as a driveway since after subdivision it would serve three lots and three dwellings. The town regulations define a driveway as serving not more than two lots or dwellings. The road is steep and narrow and would not satisfy town road regulations. Scott Sanborn requested a waiver since the subdivision would not entail any change of use of the road. Kathi Meyerson moved that the planning board waive the requirement that the driveway called Tibbits Lane should serve only two dwellings on two lots based on the planning board approval of it in 2004 serving the same three dwellings. Carol Morrison provided the second and the motion passed. John Bergeron closed the public hearing. Steve Ward moved that we approve the subdivision with the waiver. After it was seconded by Kathi Meyerson, the motion was passed.

**Public Hearing - subdivision of Stuart and Mary Blain property, Map 5 Lot 23**

7:45 John Bergeron opened the public hearing. Scott Sanborn was present representing the applicants. John Bergeron reviewed the subdivision checklist. The board found the checklist complete for public hearing.

The new Map 5 Lot 23-1 property would have 7.35 acres and the Map 5 Lot 23-2 property would be 13.6 acres. Since both lots are over 5 acres no state approvals would be required. A single driveway currently serves both lots but the current driveway may be divided to serve the dwelling and the business separately, with a common entrance from the road. Steve Ward moved that we approve the subdivision as presented. After David McAlister's second the motion was approved.

**Conceptual Review - Proposed subdivision of Jim Linn's farm.**

The subdivision would create a large interior lot from some of the farm property. Scott Sanborn distributed a subdivision sketch which shows a 2,150 foot right of way to the lot along an existing trail. There were questions whether the narrow 25' access to the farm from Orange Road, now used as a snow machine trail, would provide adequate access.

**Preliminary completeness review of filed applications**

The board has received a minor subdivision application for Wallace and Carol Andrew for property shown as Map 17 Lot 47 at 176 Roberts Road. John Bergeron reviewed the application. Chuck Townsend moved that the board find the application sufficiently complete for scheduling a public hearing. Steve Ward provided the second and the motion was passed. Public hearing will be scheduled for 7:15pm on May 9<sup>th</sup> at the Mascoma Senior Center.

**Committee Reports**

Chuck Townsend gave a preliminary report regarding the Town Survey Questions. The board will schedule a Public Hearing at the Planning Board Meeting on Thursday April 25 at 7:15pm at the Mascoma Senior Center .

**Adjournment**

8:15 Barbara Dolyak moved adjournment with a second from Steve Ward. Motion was approved.

Respectfully submitted  
Chuck Townsend, Vice Chair