



**Canaan Planning Board**  
Minutes  
Meeting of June 13, 2013

**Call to Order**

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

**Minutes review**

Chuck Townsend read the minutes from the May 23, 2013 meeting. David McAlister moved that the board accept the minutes. After a second by Carol Ann Morrison the motion was approved.

**Correspondence Review**

Nothing new had arrived.

**Public Hearing – Minor subdivision on Cider Mill Road**

7:15 John Bergeron opened the public hearing. Kenneth Lary, trustee of the Lary Family Trust, and Scott Sanborn, engineer were present to present the minor subdivision of property at Map 13 Lot 2 on Cider Mill Road. The plan would create a new lot, Map 13 Lot 2-1, of 12.02 acres, with access through the remainder lot which would have about 244 acres. The new lot fronts on Cider Mill Road, but the subdivision proposes using the right of way in order to avoid wetlands. John Bergeron closed the hearing.

David McAllister moved that we accept the plan as presented. Steve Ward provided the second and approval was unanimous. John Bergeron signed the Mylar.

**Informal Discussion**

7:30 Scott Sanborn from Cardigan Mountain Land Surveys, LLC met with the board concerning the feasibility of a minor subdivision of land at Map 8, Lot 44, owned by Dean Vanier and Rachelle Manning. The land is off a discontinued road, Bull Run, that is currently used for parking for visitors to the Bear Pond Conservation Area. Mr. Vanier wants to insure that the area near the Mascoma River bridge onto the conserved land remains available for accessing the land. The discussion reviewed options of subdividing as a dedicated, non-building lot, granting the land to the Mascoma Watershed Conservation Council for addition to the Bear Pond Conservation Area, and creating a conservation easement on the land.

**Report on the status of DUV Enterprises**

This previously conditionally approved development off of Route 118 will be reviewed on June 27, 2013 prior to the final signing of the Mylar. John Bergeron reviewed the March 12, 2012 proposal, the conditions specified following that hearing, and the new plan. The planning board will decide whether the plan as presented meets the conditions specified.

Board members reviewed a micro plat of the revised plan and the inspection and maintenance manual submitted as one of the conditions. John Bergeron will send editorial corrections discovered in the manual to engineer Charlie Hirshberg for incorporation in the final document.

### **Appointment of Alternate Member**

John Bergeron nominated Arnold Song as an alternate member. David McAlister seconded the nomination. The board approved the nomination and John Bergeron will notify Arnold Song of the next steps.

### **Committee Reports**

Steve Ward of the CIP committee met with Mike Sampson on June 5. They will continue to meet to discuss capital equipment, roads and bridges, and they expect to finish work by the end of August.

### **Adjournment**

8:20 David McAlister moved adjournment with a second from Carol Ann Morrison. Motion was approved.

Respectfully submitted  
Chuck Townsend, Vice Chair