



Canaan Planning Board
Meeting of October 10, 2013
Mascoma Senior Center
Minutes

Call to Order

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

Visitor: Wayne Morrison

Minutes Review:

Chuck Townsend read the minutes from the September 26, 2013 meeting. Steve Ward moved, with second by Carol Ann Morrison, to approve the minutes from the September 26 meeting. The motion was approved.

Correspondence Review:

No new correspondence

Routine Business

None

Preliminary Completeness Review – Lot line adjustment; Property of Janet F. Labrie and Larry Labrie

The board reviewed the application for lot line adjustment between Lots 10-15 and 10-13 on River Road and Gore Road. David McAlister moved that the board find the application sufficiently complete for a public hearing. Kathi Meyerson seconded the motion and it was approved for hearing on November 14 at 7:15 in the Senior Center..

Master Plan Discussion

John Bergeron distributed a draft outline of the Land Use section of the Master plan, and the board read through and considered the 34 points. A copy of the draft chapter is attached.

Adjournment:

8:10 David McAlister moved adjournment with a second from Barbara Dolyak. The motion was approved.

Land Use Section

"A land use section upon which all the following sections shall be based. This section shall translate the vision statements into physical terms. Based on a study of population, economic activity, and natural, historic, and cultural resources, it shall show existing conditions and the proposed location, extent, and intensity of future land use."

Vision statement

Canaan will maintain the quaint rural atmosphere currently enjoyed, while increasing the sense of community for our residents. The town will be an attractive area with well-maintained homes, small family farms, organic farms, orchards and a vibrant town center. Our school system will be a source of pride: student performance and graduation rates will be measurably better than state averages. The vision will be met within fiscal constraints and a zero net tax increase by attracting small service oriented businesses, as well as "green" businesses with an eye towards technology and renewable resources. Canaan will take steps to meet residents' shopping needs by attracting a supermarket. Town road systems and buildings will be maintained and improved where needed. Lower maintenance costs and improved safety will be the cornerstone of all work undertaken. The town will encourage the expansion of existing parks and open spaces as well as the development of new ones. Our parks will be a four season source of enjoyment for not only our own residents but also residents of surrounding areas. When people visit Canaan they will leave wanting to come back and visit again, or maybe call it home in the near future.

Future Land Use (Revised 10/24/13)

Housing

1. Outside of Canaan's village areas, discourage development other than farm, forestry, and low-density residential uses. Guide and direct higher density residential housing in or adjacent to Canaan's village areas.
2. Take measures to reduce flooding in the village and West Canaan. These measures should include prohibiting development in poorly drained soils and construction in the flood plain. Both soils and flood plain absorb storm water and delay release into flooded rivers.
3. Develop ordinances to control air, noise and water pollution, thereby improving residential neighborhood quality of life.
4. Establish a 150-foot minimum shore frontage requirement for new lots created fronting on Canaan's lakes and major ponds and the Mascoma and Indian Rivers west of Canaan Village, thereby reducing residential pollutants from entering our surface waters.
5. Allow high housing density where municipal sewer is available. High density housing should be allowed in a few other areas where larger lot size can accommodate septic needs.
6. Limit areas of town where multiple dwellings per lot are allowed, such as apartments, mobile home parks, condos, and family compounds, except in-law apartments. This will preserve open rural landscapes.

Economy

1. Encourage small service oriented businesses and other low impact businesses throughout town. Applies to businesses that don't create problems such as noise, odor, bright lighting, or traffic.
2. Discourage the intrusion of commercial and industrial uses in residential neighborhoods. Develop off-highway malls along Route 4 for commercial and light industrial uses. Locate most commercial and light industrial development on routes 4 and 118, but set back from highway.
3. Adopt and enforce Site Plan and zoning regulations dealing with water protection, septic systems, and signage. Site Plan review doesn't regulate single family or two family residences, but it does apply to commercial properties, apartments, and other multifamily lots.
4. Restrict or prohibit commercial landfills and adult bookstores. Prohibit inappropriate businesses near schools.

5. Require a septic evaluation and a current septic permit for major building projects affecting habitable dwelling space. This will reduce dependence on inadequate septic systems as older homes and summer residences are modified. Conversion of summer camps to full time residences can create septic problems, if not addressed.

Town Buildings and Services

1. Identify ordinances and regulations that contribute to the health, safety, and well-being of Canaan residents
2. Encourage contiguous and compact patterns of growth around existing village settlements and provide economic and timely provision and extension of public facilities and services.
3. Limit building height to 3 stories to avoid need for expensive fire department aerial ladder truck.
4. Consider regulations for cell tower placement.
5. Consider regulations for solar and wind power generation systems.
6. Implement impact fee.
7. Implement dark skies. Avoid street light that project upward.
8. Enforce junkyard regulations. Adopt and enforce additional regulation of junk in Canaan.

Road and Transportation Systems

1. Eventual town acceptance of more populated private roads. Road maintenance and road quality will be improved, thereby increasing desirability of Canaan's residential real estate and assessed values. This is a long term goal.
2. On major roads such as route 4 & 118, require screening from road if there are unsightly cars, tires, appliances, building materials, and etc. Consider revising existing ordinance if necessary.
3. Consider sign restrictions so as to avoid excessive signage, traffic visibility or traffic distraction problems.
4. Comply with RSA 674:41 which limits building permits, unless there is road frontage
5. Increase sidewalks in Canaan village for safe passage of school children throughout the village. Sidewalks should extend to post office, bank, restaurants and retail establishments in the village.

Natural Resources and Recreation

1. Identify, and protect critical natural resources.
2. Base future land-use decision-making upon the natural capability of the land and other resources to sustain varying types and intensities of development.
3. Preserve Canaan's rural character which features forest, agriculture, scenic views, quiet, privacy, and wildlife. Adopt regulations that support these ideals. Preserve rural atmosphere by requiring some sections of town to be large lots. Generally away from the densely developed areas.
4. Preserve some large lots for agriculture, but also allow agriculture on some smaller lots if noise and odors are limited. Avoid placing agriculture near sensitive water resources, like lakes, ponds, aquifers, & rivers.
5. Encourage cluster development which provides common open space for aesthetics, wildlife, and storm water control.
6. Conserve and protect selected undeveloped land for wildlife corridors, open space and recreation purposes. Protect lake, pond and river shore frontage for public access.
7. Limit development density so as to protect below ground drinking water aquifers from septic and other discharges. These aquifers are generally near route 118, route 4, Switch Rd, Roberts Rd, and a few others.
8. Adopt subdivision regulations that limit creation of lots with a large perimeter to area ratio.
9. Restrict subdivision in rural areas so that adjacent narrow-frontage lots are not created. Enact a minimum lot size for new narrow-frontage lots, to maintain low density development.

History

1. Promote, protect and enhance Canaan's visual/cultural/historic resources at both the community-wide scale as well as on a site-by-site basis.
2. Promote the renewal of the Canaan Village area in order to reinforce this area as the social, cultural, economic, and governmental center of the community.
3. Rehabilitate Canaan's older housing stock and underutilized historic structures using tools such as Rehabilitation Tax Credits and Community Development Block Grant Funds.