



Canaan Planning Board
Meeting of March 27, 2014
Mascoma Senior Center
Approved Minutes

Call to Order

7:05 Barbara Dolyak called the meeting to order. Members present: Barbara Dolyak, David McAlister (selectboard) Kathi Meyerson, Carol Ann Morrison, Arnold Song (alternate) and Chuck Townsend.

Visitors: Mark Sanbourn, Scott Sanborn

Minutes Review

Barbara Dolyak read the minutes from the February 13, 2014 meeting. Kathi Meyerson moved approval with editorial corrections. After a second by David McAlister, the motion was approved.

The meeting from February 27 was cancelled so there are no minutes.

Barbara Dolyak read the minutes from the March 13, 2014 meeting. David McAlister moved, with a second by Carol Ann Morrison, to approve the minutes as read. The motion was approved.

Public Hearing - Mark Sanbourne Subdivision

Scott Sanborn from Cardigan Mountain Land Surveys presented the plan for subdivision of Mark Sanbourne's property, Map 13 Lots 20 and 21. A new private road will serve six of the eight lots in the subdivision. The proposed road is designed to meet all Town standards so no variances will be required. The existing Rameor Road will exist only as a right of way after constructing the new road, with the owners of lots 20-3 and 21-4 using the top section as a shared driveway. The Board should check the file for a letter from Canaan Fire Chief approving the road access and turnaround. Scott Sanborn submitted a draft road maintenance agreement to the board, and a final agreement will be presented when the project is completed. Scott Sanborn presented the select board's approval of the work that will impact the existing Rameor Road. Lot 21-3 will have access from Jerusalem Road. Scott Sanborn presented the Richard Remacle estimate of the cost of the road work. Mark Sanbourne has not decided whether to bond the construction or to ask for a conditional approval. Lot corner monuments will need to be set before final approval.

The public hearing was closed at 8:00. David McAlister moved that we give preliminary approval pending determination of how the road is assured and the setting of the monuments. Chuck Townsend seconded the motion and approval was unanimous.

New Application - Minor Subdivision of Dean and Rachele Vanier Property

Barbara Dolyak reviewed the subdivision checklist. Septic approval has been received but not included. A public hearing will be set on April 24th at 7:15pm at the Mascoma Senior Center.

Correspondence

UVLSRPC – announcement of completion of the Regional Broadband Plan and notification of a hearing on April 23rd at the UVLSRPC offices in Lebanon.

Other business

Kathy Meyerson brought up the Mascoma River Watershed Summit on April 5. The signup for the meeting is at <http://mascomariver.wordpress.com/summit2014/>.

David McAlister described what Tom Hersey needs to do to obtain an Excavation Permit. He does not believe that existing permits are relevant. The board requests that John Bergeron convey the need for a Town Excavation permit to Tom Hersey.

Next Meeting will be on April 10.

Committee reports.

None

Adjournment

8:30 David McAlister moved adjournment with a second from Kathi Meyerson. The motion was approved.

Respectfully submitted
Chuck Townsend, Vice Chair