



Canaan Planning Board
Meeting of May 22, 2014
Mascoma Senior Center
Draft Minutes

Call to Order

7:00 John Bergeron called the meeting to order. Members present: John Bergeron, David McAlister (selectboard), Kathi Meyerson, Carol Ann Morrison, Arnold Song and Chuck Townsend.

Minutes Review

Chuck Townsend read the minutes from the April 24, 2014 meeting. Carol Ann Morrison moved approval with corrections. After a second by David McAlister, the motion was approved.

Planning Board Discussion — Hersey Gravel Pit

Tom Hersey and Tod Hersey were in attendance and to discuss reopening gravel pit activity at the former ATV park on Route 118. John Bergeron distributed the excavation permit requirements and satellite views of the property in question. The board and the Herseys discussed the requirements of the excavation permit. Scott Sanborn added some advice, since he has worked on the property. The property is within the shoreland protection area and the need for an alteration of terrain permit is not clear.

Hearing – Major Subdivision for Canaan IV Real Estate Trust

John Bergeron reviewed the completeness of the application for five-lot subdivision of the Rt 118 property. Scott Sanborn, engineer, and abutters Sally and Peter Moyer, Jim Adams, Jeanette Boucakis were present for the hearing.

7:25 John Bergeron opened the public hearing. The 36 acres in two abutting properties owned by the developer would be subdivided to create five lots. Scott Sanborn described the planned development. The plan would include development of a 250 foot collector road built to town standards from which driveways would enter. Scott Sanborn has prepared a Road Maintenance Agreement for the road, and an Approval with Covenant Contract that would replace a bond.

Peter Moyer brought up an access path across the lot that would abut their property, which they use to access their field, and Scott Sanborn suggests that the Moyers contact the owners to request that a right of way be written into the deed. Additional discussion of the covenants followed.

Lot corners have been set. John Bergeron will bring the Approval with Covenant Contract to Mike Samson to review.

The hearing ended and David McAlister moved that we continue the hearing until June 12 at 7:15, at Mascoma Senior Center, when we will resolve questions of the Sate's approval of the private road entrance onto Rt 118 and the Approval with Covenant Contract.

Planning Board Discussion — Mascoma High School Construction

Kyle Burchard of Meridian Land Services requested information from the Planning Board concerning its review of Mascoma High School construction plans. John Bergeron distributed copies of RSA 674:54 and RSA 674:43 to members and the board discussed whether the Planning Board has authority with respect to the construction. John Bergeron has responded to Kyle Burchard saying that the Board does not have authority for planning board review. Wayne Morrison will notify the school board that the Planning Board will welcome the opportunity for an informal review of the plan at their option.

Adjournment

8:00 Kathi Meyerson moved adjournment with a second from David McAlister. The motion was approved.

Respectfully submitted
Chuck Townsend, Vice Chair