



Canaan Planning Board
Meeting of August 28, 2014
Mascoma Senior Center
Minutes

Call to Order

6:00 John Bergeron called the meeting to order. Members present: John Bergeron, Barbara Dolyak, David McAlister (select board), Carol Ann Morrison, Arnold Song and Chuck Townsend.

Minutes Review

Chuck Townsend read the minutes from the July 10, 2014 meeting. David McAlister moved approval with corrections. After a second by Carol Ann Morrison, the motion was approved.

Planning Board Discussion — Excavation Regulations

The board discussed the draft Canaan evacuation regulations and examples of regulations from Lyme, Sandwich and Woodstock which had been distributed by John Bergeron. At 6:20 the discussion was continued until later in the meeting.

Hearing – Minor Subdivison for Janet F. Labrie

6:20 The board reviewed the checklist for approval. Chuck Townsend moved that we find the application sufficiently complete for public hearing. David McAlister seconded the motion and it was approved.

John Bergeron opened the public hearing. Scott Sanborn was present representing the owner, and reviewed the application.

6:27 John Bergeron closed the hearing. Barbara Dolyak moved acceptance of the application. David McAlister seconded the motion and it was approved unanimously.

Continued Hearing – Major Subdivison for Canaan IV Real Estate Trust

6:30 John Bergeron opened the continued public hearing. Scott Sanborn was present representing the owners. The driveway permit has been approved according to a DOT email but the actual permit has not been received. The proposal would combine Map 13 Lot 13-9B and Lot 13-9C-1, and create 5 new lots, Lots 9B, 9B-2, 9B-3, 9B-4 and Lot 9C-1. The new lots are all 2.44 acres or more. There will be a short private road, crossing land titled to four of the lots. There is a draft maintenance agreement included with the application.

6:44 The public hearing was closed. David McAlister moved that we approve the application conditional on receipt of the driveway permit and satisfactory completion of the road. Arnold Song seconded the motion and the motion was approved by the board.

Preliminary Completeness Review - Lot Line Adjustment

The adjustment between Map 9 Lots 83 and 84 was prepared by Rollins Land Survey. The board reviewed the checklist and found it complete. Chris Rollins requested

an expedited review. The board scheduled an expedited hearing at 7:15 on September 25 at the Mascoma Senior Center.

Resumed Planning Board Discussion — Excavation Regulations

The board continued discussions of the draft evacuation regulations and the degree to which Canaan’s regulations could be simplified from the DES template.

Other business that may come before the Planning Board

Discussion of completing submission of approved minutes for website publication.

Adjournment

8:15 David McAlister moved adjournment with a second from Barbara Dolyak. The motion was approved.

Respectfully submitted
Chuck Townsend, Vice Chair