

Approved Minutes of the Canaan NH Planning Board August 27, 2015

Meeting opened at 7:03

Members present: John Bergeron, Barbara Doylak, Dave McAlister, Kathi Meyerson, Carol Ann Morrison, Arnold Song. Chris Wadsworth was appointed to stand in for Chuck Townsend.

Also present: Lance Ellis, David Skewes, Mike Sampson, Tim Lewis

Read the minutes from the August 13, 2015. John Bergeron suggested a change to the Shuttleworth portion to more correctly reflect what actually happened. The board agreed, and a motion was made to accept the minutes as corrected by Dave McAlister and seconded by Barbara Doylak. The motion passed.

At 7:15 the Young hearing was opened. A motion by Dave McAlister was made to continue the hearing to September 10, 2015 at 7:30, due to the applicant still waiting to hear from the State. Barbara Doylak seconded the motion, and it passed.

John Bergeron told the Board about some additions he has made to the website regarding tax forms and Excavation Regulations, in order to clarify what is needed and when, and how to fill out the forms. The tax form instructions are on the Assessing page, and the explanations of all Excavation permits and regulations are on the Planning Board page.

There was no other new business.

At 7:30, the continued hearing was opened, but immediately closed because all of the abutters had not been legally notified.

John Bergeron made the following motion to disapprove the application, seconded by Carol Ann Morrison:

## Motion 8/27/15 PM

Motion to disapprove the 3 lot subdivision of map 9 lot 71-1. Owner and applicant is Michelle Lewis. Agent is Timothy Lewis, and both have an address of 242 Fernwood Farm Road, Canaan N. H. Public hearing was opened August 13 and continued to August 27, 2015. Reasons for disapproval are the following:

1. The abutter list was not complete. Ellis on map 9 lot 71A is missing and was not noticed.
2. Plat identifies 7 existing dwellings; witnesses identify at least 12 dwellings.
3. Map 9 lot 71-1 is currently in violation of subdivision regulations which require
  - A. Planning Board approval for each additional dwelling.
  - B. Construction approval for each septic system
4. Insufficient information provided to determine if land is safe for subdivision. Information is missing on septic systems, well, distribution pipes, soils, percolation tests, and road design details.
5. The following items are missing or incomplete in the submitted plat, and they need to be included. Some of these items would typically be quickly resolved during the hearing process, but lack of abutter notification requires terminating the current hearing and identifying known deficiencies.

Subdivision Regulations Section V. (*Regulations shown in italics*)

*B.3 Names of all abutting subdivisions, streets, easements, building lines, parks and public places, and similar facts regarding abutting properties.*

**Include easements such as shared use of Amanda lane. Include Amanda Lane court order in references.**

*B. 5. Boundary survey including bearings, distances and the location of permanent markers. The survey shall be conducted according to the standards outlined by the New Hampshire Land Surveyors Association (see Appendix A).*

**Add the following taken from Board of Land Surveyors administrative rules:**

**Lan 503.09 (b) (24) A certification by the land surveyor stating the method and classification of the survey or the precision and accuracy attained;**

*B.6. Location and profiles with elevations of existing and proposed water mains, sewers, culverts, drains, and proposed connections or alternative means of providing water supply and disposal of sewage and surface drainage.*

**Water and sewer are shown for some but not all existing dwellings. Show all and include all vacant manufactured home sites which may have no manufactured home at present.**

*B.7. Existing and proposed easements, rights-of-way, driveways and buildings or other structures.*

**Several driveways and dwellings are missing. Show driveway to each dwelling. Show common driveways where needed. Show all buildings and structures.**

*B. 9. Water courses, ponds, standing water, rock ledges, stone walls and other natural features; existing and proposed foliage lines; and open space to be preserved.*

**Foliage lines are not shown. Stone walls are not shown.**

*B. 10. Existing and proposed streets with names, classification, travel surface widths and right-of-way widths. (See Appendix B for road standards.)*

**Show traveled surface width. Appendix B daily travel count must be considered to determine traveled width. NH Fire code requires 20 foot traveled way for most roads and common driveways.**

B. 11. *Final road profiles, center line stationing and cross sections.*  
**These are missing from application.**

B 13. *Soil data based on Grafton County Soil Survey, including wetland delineation; and flood hazard areas.*  
**Soil data is missing and flood hazard data is missing.**

B. 14. *Location of percolation tests and test results; location of 75-foot well radius and 4,000 square-foot septic area.*  
**Percolation test data is missing and should be included. Well radius may need to be increased if a Community Water System is used. Subdivision Regulations Section III F. 2. requires well radius to be on the lot, but this is typically waived if a well protection easement is obtained from abutters.**

B. 15. *Base flood elevations.*  
**If not applicable, so state.**

C. 1) *Plan for the control of sedimentation and erosion, if applicable.*  
**Include for all construction such as roads, driveways, septic, culverts, and etc.**

C. 2) *State septic design approval, copy of application, or certification by septic designer.*  
**This is missing and is required.**

C. 4) *Any other state and/or federal permits.*  
**State subdivision, subsurface, water, EPA SWPP, and other needed permits. Not needed with application submittal, but required for final approval.**

6. If motion passes, agent and applicant will be sent a letter within 5 days further detailing deficiencies, and including other items needing attention before final approval.

The motion passed.

We discussed the possibility of updating our septic design regulations, since there is only a brief statement in our current regulations.

Wayne Morrison arrived. Dave McAlister moved to adjourn, seconded by Kathi Meyerson, at 8:01.

Respectfully submitted,

Carol Ann Morrison  
Secretary