



Canaan Planning Board  
Meeting of September 8, 2016  
Mascoma Senior Center  
Minutes

**Call to Order**

7:05 John Bergeron called the meeting to order.

**Members Present:** Members John Bergeron, Barbara Dolyak, David McAlister, Chuck Townsend and Chris Wadsworth were present. John Bergeron appointed alternate member Claude Lemoi to substitute for Arnold Song.

**Others Attending:** Wendy and Don Campbell, Mark Wilson, Lara and Chris Maville and daughter Patience, Patricia and Alan Oakman, Bill Amaral, Scott Sanborn and Alan Wilson.

**Minutes Review**

No minutes available for review.

**Hearing for Boundary Line Adjustment for Karen and Jerry Seamans**

7:15 The adjustment would adjust the property line between the Map 16 Lots 61 and 61.1 lots on Gristmill Hill Road. The change makes minor differences in the acreage of each. Carol Morrison moved, and Chris Wadsworth seconded the motion to approve the line adjustment, and the board approved the motion.

**Continued Hearing of Minor Subdivision of Property of William Amaral and Lynne Murray**

7:20 John Bergeron opened the public hearing. The subdivision would create two lots, Map 15A Lot 119 (0.27 acres) and Map 15A Lot 119-1 (0.22 acres). Scott Sanborn distributed new plan documents indicating town availability of water and sewerage and of state acceptance of the new driveway locations. The property owner, Bill Amaral, intends to sell the more southern property as bare land and to build a two-story three-unit apartment on the more northern property. The plan would potentially reduce the impervious area on the property and improve the control of runoff. Bill Amaral described his plans and answered questions from the public.

7:55 John Bergeron closed the hearing. David McAlister moved that we accept the application as submitted, and Carol Ann Morrison seconded the motion. The motion was passed.

**Discussion of Subdivision Application of William Rich property on Canaan Street**

David McAlister moved that we defer consideration of the application until we have responses from the Historic District and the State. Carol Ann Morrison seconded the motion and it was passed.

**Discussion of Canaan Master Plan**

Arnold Song is willing to include the section on the Mascoma Community

Healthcare to the Economy section.

The board reviewed the Housing section developed by Carol Ann Morrison and made suggestions for development of the section.

**Other Business**

Jonathan Garthwaite has expressed an interest in serving as an alternate member of the planning board. Carol Ann Morrison moved that we appoint Jonathan Garthwait as an alternate member.

**Adjournment**

8:50 Chuck Townsend moved adjournment with a second from Chris Wadsworth. The board approved of this motion.

Respectfully submitted  
Chuck Townsend, Vice Chair