



Canaan Planning Board
Meeting of October 13, 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 Carol Ann Morrison.

Others Attending: Jonathan Garthwaite, Barbara Bickel, Alan Wilson, David Zani, Karen Crowell

Minutes Review

Chuck Townsend read the minutes of the Aug 11, 2016 meeting. Claude Lemoi moved and David McAlister seconded the motion to approve the minutes with a correction. The motion was passed.

Lot merger on Gould Road

The merger of two lots, Map 3, lots 13A and 14, was moved by David McAlister and seconded by Barbara Dolyak. The motion was approved.

Hearing for Minor Subdivision of Property of David Zani on Roberts Road

The board reviewed the Minor Subdivision Checklist for the subdivision. David McAlister moved, and Chris Wadsworth seconded a motion, to find the application complete for public hearing. The Board voted and found it complete for public hearing.

7:15 John Bergeron opened the public hearing. The subdivision would create two new lots, Map 17 Lot 44.1C (2.23 acres) and Map 17 Lot 44.1D (6.6 acres) leaving the Map 17 Lot 44.1 remainder (32.2 acres). Engineer Alan Wilson described the subdivision. David McAlister moved to accept the application as presented, and Claud Lemoi seconded the motion. The motion passed.

Discussion of Placement of a Cell Tower near Fernwood Farm Lane

Verizon distributed plans to put a 150 foot cell tower on a small knoll at 559 Fernwood Farm Lane. The Board is being asked for "comments related to the proposed project's potential effects on historic properties". After discussion David McAlister proposed trying to set up a meeting of the Planning Board, the Select Board and others with a Verizon representative.

Discussion of Master Plan

The board reviewed the Mascoma Community Healthcare section as prepared by Barbara Dolyak, and agreed to send it to Arnold Song for incorporation in the Economy section.

Jonathan Garthwaite discussed ideas for the Town Buildings section.

Adjournment

8:55 Claude Lemoi moved adjournment with a second from David McAlister. The board approved of this motion.

Respectfully submitted
Chuck Townsend, Vice Chair