



Canaan Planning Board  
Meeting of October 26, 2017  
Mascoma Senior Center  
Minutes

**Call to Order**

7:00 John Bergeron called the meeting to order.

**Members Present:** Members John Bergeron, Claude Lemoi, Chuck Townsend and Chris Wadsworth were present.

**Others Attending:** Phil Smith

**Conceptual Review with Phil Smith**

Phil Smith expressed his concern about waste lumber being used to fill the ditch along Orange Road next to his house. The fill appears to be to allow vehicular access to a right of way to Jim Linn's land off Orange Road. Board members suggested that Phil Smith contact the NH DOT about the legality of filling the state ditch. If Jim Linn is putting an additional dwelling on the property there should have been a building permit issued for an additional dwelling, and the planning board should have a subdivision review.

**Minutes Review**

Chuck Townsend read minutes from October 12, 2017 meeting. Chris Wadsworth moved that the board approve the minutes as presented and Claude Lemoi provided the second. The board approved the minutes.

**Correspondence**

none

**Other Business**

John Bergeron reviewed use of the GRANIT mapping site and its usefulness in reviewing property boundaries in town.

**Application for Minor Subdivision from James & Susan Dorris on Cider Mill Road**

The application is for creating two lots from the Map 13 Lot 2A property at 68 Cider Mill Road. The board reviewed the subdivision application. A question arose about the indication that no driveway application was needed. Chuck Townsend moved that the board find the application sufficiently complete for a public hearing on December 14, 2017 at 7:15. Claude Lemoi seconded the motion and it was passed. John Bergeron will advise Scott Sanborn of the need for a driveway permit and state septic approval at that time.

**Review of Housing Section for Master Plan**

Chris Wadsworth presented his draft document for the *Housing* Section. Board members reviewed and made suggestions through section 5.3 of the document. The

review will be continued at the next meeting.

John Bergeron distributed his draft of the *Town Buildings and Services* section for review at a coming meeting.

**Other Business**

Chuck Townsend described the upcoming *Protecting Land and Wildlife in a Changing Climate* forum that will be held in Hanover on November 14, as a possible source for ideas about additional master plan bullets. Chuck Townsend will forward copies of the announcement to board members.

**Adjournment**

9:00 Chuck Townsend moved adjournment with a second from Chris Wadsworth. The board approved the motion.

Respectfully submitted  
Chuck Townsend, Vice Chair