



Canaan Planning Board
Meeting of December 14, 2017
Mascoma Senior Center
Minutes

Call to Order

7:00 John Bergeron called the meeting to order.

Members Present: John Bergeron, Claude Lemoi, David McAlister, Chuck Townsend and Arnold Song were present.

Others Attending:

Scott Sanborn, Robert and Patricia Wood, John Fiske

Minutes Review

Chuck Townsend read minutes from the November 11, 2017 meeting. Claude Lemoi moved that the board approve the minutes with a name correction and David McAlister provided the second. The board approved the minutes.

Correspondence

none

CIP Approval

Claude Lemoi discussed the Capital Improvement Plan and some future high-expense Town needs. Chuck Townsend moved that the board accept the CIP Plan as presented. David McAlister seconded the motion and it was approved.

Wind Ordinance

John Bergeron shared the schedule requirements for public hearings on the proposed LWES ordinance. The board planned an initial public hearing for January 11 and a second hearing, if needed, for January 25. February 6 will be the last day to submit the final ordinance to the town clerk. The board agreed that Claude Lemoi and the Wind Committee should prepare some explanatory materials, handouts and a few PowerPoint slides, for example.

Minor Subdivision for James and Susan Dorris

The board reviewed the application for minor subdivision of the Map 13 Lot 2A property on Cider Mill Rd. David McAlister moved that the board find the application is sufficiently complete for public hearing and Arnold Song seconded the motion. The board approved it.

7:16 John Bergeron opened the public hearing and Scott Sanborn reviewed the plan to create a 1.56 acre lot, Map 13 Lot 2A-1, leaving a 6.34 acre remainder lot. The board and Scott Sanborn answered questions from Robert Wood.

7:23 The public hearing was closed and Arnold Song moved that the board approve the application contingent on State subdivision approval. David McAlister seconded the motion and the board approved the motion.

Boundary Line Adjustment from John Fiske III on Back Bay Road

Scott Sanborn reviewed the the application for a property line agreement between the Leona Fiske Rev. Trust and John Fiske II & Susan Fiske, between Lots 79 and 79A, on Map 9, Back Bay Road. David McAlister moved that the board find the application sufficiently complete for a hearing. Arnold Song seconded the motion and it was approved.

7:30 John Bergeron opened the hearing. John Fisk described the need for the adjustment, due to an unclear property line description from years ago.

The hearing was closed. David McAlister moved acceptance of the application and Arnold Song seconded the motion and the board approved the subdivision.

Appointment of new Planning Board Member.

John Bergeron and the board discussed approving Mary Ledoux as a full member. Claude Lemoi moved and David McAlister seconded the motion to approve the appointment.

Election of Board Officers

The board elected John Bergeron as Chair, Chuck Townsend as Vice-Chair and Arnold Song as Secretary until the next scheduled election in May 2018.

Review of Sections of the Master Plan

The board reviewed several additional points to the Energy section that had been prepared by Chuck Townsend. He will modify the suggestions based on member feedback.

Adjournment

8:30 David McAlister moved adjournment with a second from Claude Lemoi. The board approved the motion.

Respectfully submitted
Chuck Townsend, Vice Chair