



Canaan Planning Board  
Meeting of August 23, 2018  
Mascoma Senior Center  
Minutes

**Call to Order:**

7:05 John Bergeron called the meeting to order.

**Members Present:** John Bergeron, Claude Lemoi, Mary Ledoux, Chuck Townsend and Chris Wadsworth. John Bergeron appointed alternate Carol Ann Morrison to fill Arnold Song's seat.

**Others Attending:**

Chris Rollins, Richard Clancy

**Minutes Review:**

Chuck Townsend read the minutes from the August 9, 2018 meeting. Claude Lemoi moved that the minutes be approved with an editorial change. Mary Ledoux seconded the motion and it was passed.

John Bergeron read the minutes from the July 26, 2018 meeting. Claude Lemoi moved that the minutes be approved, Mary Ledoux seconded the motion and it was passed.

**Correspondence:**

Dredge and Fill Permit for existing bridge carrying Rt 118 over the Indian River, received for our information only.

**Conceptual Review of project proposed by Charlie and Nancy Neily:**

7:10 Chris Rollins presented the project for a lot line adjustment to Charlie Neily's 16 acre lot at Map 8 Lot 36. The proposal would move a current lot line between land on two separate deeds to create a lot line dividing the property into a 6 acre lot with his home and apartment, and a 7.8 acre lot containing the barn and saw mill. There was no clear line established between lots purchased by Charles Neily in 1974 and the larger piece he purchased in 1984, and the two properties have been merged in town records with no official process. The discussion was whether there are two lots legally and a lot line adjustment would be possible, or if it is legally a single lot and a subdivision would be appropriate. Chris Rollins acting as agent for the applicant agreed to explore the possibility of merging the lots as a next step.

**New member search:**

Claude Lemoi introduced Richard Clancy who is willing to serve as an alternate member of the planning board. Claude Lemoi moved that the board appoint him as an alternate member and Mary Ledoux seconded the motion. The motion passed.

Mary Ledoux has spoken to a candidate who has declined the opportunity. She will now approach another possible candidate. Claude Lemoi spoke of another possible member he is willing to approach.

**Master Plan discussion:**

Mary Ledoux has added some additional photos and John Bergeron moved them to the pix folder of the planning board folders. Chris Wadsworth added another photograph for addition to the pix folder.

**Adjournment:**

8:33 Chuck Townsend moved adjournment. Mary Ledoux provided the second and the motion was approved.

Respectfully submitted  
Chuck Townsend, scribe