



Canaan Planning Board
Meeting of December 13, 2018
Mascoma Senior Center
Minutes

Call to Order:

7:00 John Bergeron called the meeting to order.

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

Others Attending:

Scott Sanborn, Joe Mendola and Alternate Member Richard Clancy

Minutes Review:

Chuck Townsend read the minutes from the November 8, 2018 meeting. John Bergeron moved that the minutes be approved. Claude Lemoi seconded the motion and it was passed.

Correspondence:

none

Public Hearing for A. Roy and Vanessa Morse Subdivision

7:15 The board reviewed the checklist for a simple subdivision of the Map 4 Lot 63 property on Goose Pond Road. Chuck Townsend moved that the board find the application sufficiently complete for a public hearing, and Mary Ledoux seconded the motion. The motion was approved and the hearing was opened. Scott Sanborn reviewed the plans for the subdivision. Scott Sanborn said that the state has not yet approved the septic design for a 4-bedroom system, so he requested a conditional approval pending State septic approval.

7:22 The public hearing was closed. Chuck Townsend moved that we give approval conditional on the septic plan approval. Mary Ledoux seconded the motion and it was approved.

Public hearing on removal of a tree on a Scenic road

7:30 The public hearing was conducted for the removal of a tree between 119 and 124 Codfish Hill Road. Claude Lemoi made a motion to approve the removal. Chris Wadsworth seconded the motion and it was approved.

Conceptual Review a Plan for a Two-Unit Condominium

Joe Mendola presented the plan to create a two-unit condominium based on the two foundations shown on the Map 3 Lot 63A-1, 3.87-acre property off 250 Grafton Turnpike Road. “Tiny mansions” would be constructed on the foundations. There was discussion about the distinction between a tiny home and manufactured housing, and on the need for a town-quality road until the driveway to the location at which the driveway to the two condo units separates from the current driveway.

Preliminary Completeness Review for Subdivision on Stark Hill Road

The proposal would create two lots from Mark Boivin’s Map 6 lot 69A-1 property on Stark Hill Road. After reviewing the checklist Chuck Townsend moved that the board find the application sufficiently complete for a public hearing on January 10 at the Mascoma Senior Center. John Bergeron seconded the motion and it was approved.

Adjournment:

8:25 Claude Lemoi moved adjournment of the meeting. Mary Ledoux provided the second and the motion was approved.

Respectfully submitted
Chuck Townsend, scribe