



Canaan Planning Board
Meeting of July 25, 2019
Mascoma Senior Center
Minutes

Call to Order:

5:00 John Bergeron called the meeting to order.

Members Present: John Bergeron, Mary Ledoux, Claude Lemoi, David McAlister, Chuck Townsend, and Andy Van Abs. John Bergeron named alternate Richard Clancy to sit for Chris Wadsworth.

Others Attending:

Tom Milligan, Mike Samson, Al Posnanski; Kim Frank (board alternate), Ernie Labombard

Public Hearing: Review of 2019 draft revision of Canaan Master Plan

5:00 John Bergeron opened the public hearing. He introduced board members and presented the overview slides he prepared. Tom Milligan introduced himself as a new town resident who has previous experience in town planning, and provided many valuable suggestions. Michael Samson also provided extensive comments and suggestions.

7:15 John Bergeron closed the public hearing. Notes on the public comments follow as an addendum.

Conceptual Review for Ernie Labombard

The issue is the need for a lot line adjustment to move the road onto lot 3-44-12-1 from 3-44-6 and the need for a road agreement to provide for the road maintenance.

Minutes Review:

Chuck Townsend read the minutes from the July 11, 2019 meeting. David McAlister moved acceptance of the minutes. Claude Lemoi seconded the motion. The motion passed with a correction of the Map and Lot numbers.

Adjournment:

7:40 Chuck Townsend moved the adjournment of the meeting. David McAlister provided the second and the motion was approved.

Respectfully submitted:

Chuck Townsend, Secretary

Addendum: Comments on Draft Master Plan, July 25, 2019

M - Tom Milligan

S - Michael Samson

p4 II A1.

M - Don't we want to attract others as well? It is important to have businesses and amenities that attract people from outside the town.

p4 II B1.

M - "Bedroom community" has negative connotation. Should it say "many working out of town"?

P4 II C1.

M - There should be some emphasis on the town green. "Constant" should be removed from the tax description

S - There has to be planning to assure that there is predictable cash flow management. And it isn't always possible to predict expenses.

P4 II D1.

M - To be a walkable town we need sidewalks.

S - Sidewalks require expensive yearwide maintenance.

P6 II I1.

M - Should "Mascoma Valley" be expanded to include Hanover, Leb, Upper Valley?

P7 III A1.

M - Maybe "limit expansion" isn't right. Is "encourage low-density development" better?

P8 III B8.

M - This sounds like we don't want business development.

S - Add in "services and businesses suitable for a rural community"?

P9 III C4.

M - Is "adversely affect" too squishy a word?

P9 III D6.

M - How will an impact fee be implemented?

P10 III D9.

M - Should be more positive. It seems we want to control development by limiting infrastructure.

S - Keep this in line with other references.

P10 III E1.

S - Increased demand that the town take over private roads would come with major costs. An estimate of the cost and benefits should come before any change.

P11 III E2.

S - Civil charges are now being pursued.

P11 III E7.

S - Make sure that economic costs of any improvements are considered.

P12 III G2.

M - Remove "the renewal of"

P12 III G3.

S - We have rehab tax credits and tax credits for industrial development.

P13 M - illustrated land is not suitable for development.

P14 IV B5.

M - Change wording to "... it will occur at a moderate rate in order to not outpace ... "

P18 S - High number of single females is mostly single-parent families, not elderly.

P24 V C1.

M - Change wording to "consistent with the vision we want to develop."

P24 V C3.

S - A good quality manufactured residence can be \$130,000; cheap to maintain and heat. We should encourage good quality manufactured housing.

P26 V C13.

S - Why "selected areas"? Encourage single property mobile homes.

P32 VI D6

S - We already do this.

P32 VI D8.

M - We should advocate for 4-lane road from Canaan to I-89.

P35 VI D12.

M - Change "prevent rapid" to "prevent unexpected" or "unpredicted"

P35 VI D12. c)

S - "and use that planning for the development of the town"

P35 VI D13. c), d)

S - We're already doing these. We have three different maps available on the website, and want to develop a multi-layered map, with wetlands, roads, trails, etc.

P36 VI D.15.

S - First sentence is not true.

P37 VII D.

S - Available mutual aid obviates need for a ladder truck.

M - If we want to limit building heights, shouldn't we just say that?

P37 VII I.

S - We have the third cheapest recycling in the state. We should "Continue incentives..."

P38 VII L.

M - Examples are not clear. Use police, fire, other meaningful examples.

P38 VII M.

S - We do regional planning, but need to consider cost savings, efficiency, service times, service levels, etc.

P38 VII Q.

S - We already have this.

P38 VII R.

S - "Continue and improve" instead of "Adopt"

P38 VII W.

S - Eliminate it. We have storage sheds.

P41 VIII A.8.

M - Should be "...consistent with town vision..." not "...consistent with rural character..."

P46 IX B.1.

S - Insert "Continue to"

IX B.2.

S - Change the word "encourage" to "revitalize."

IX B.3.

S - Insert "Train lifeguards so we can" at the beginning of the sentence.

IX B.5

M - Include access points to Rail Trail

P48 IX C.8.

S - Insert "using the existing agreement" at the beginning of the sentence. Change the word "those" to "the appropriate"

- P49 IX C.20.
S - Done.
- P54 IX H.7.
S - Add "require the septic cleaners to notify town."
- IX H.8.
S - Register wells at title transfer.
- P58 X C.
S - Involve the property owners in registry decisions.
- X E.
M - Replace "place" with "explore placing."
- X K.
M - Is there really a lack of communication?
- P60 X N.
S - Sometimes we need to move stone walls.
- P64 XI B.11.
S - Insert "continue to" at the beginning of the sentence.
- P65 X B.
M - Remove duplicates
- P66 XI C.1.
S - Insert "planning" into the "consider the implementation" phrase.
- P80 XII 4(g)
S - Explore the use of GIS.