



Canaan Planning Board
Meeting of October 10, 2019
Mascoma Senior Center
Minutes

Call to Order:

6:00 John Bergeron called the meeting to order.

Members Present:

John Bergeron, Claude Lemoi, David McAlister, Chuck Townsend, Andy Van Abs and Chris Wadsworth. John Bergeron appointed alternate member Kim Franks to stand in for Mary Ledoux.

Others Attending:

Leonard Bolduc

Minutes Review:

Chuck Townsend read the minutes from the September 26, 2019 meeting. Claude Lemoi moved acceptance of the minutes with corrections. Andy Van Abs seconded the motion and the minutes were approved.

Chuck Townsend will upload the approved minutes that have not been posted to the Town website.

Chuck will work with John Bergeron to recreate the two missing minutes. Board members agreed that other reviewed minutes could be posted without further review.

Public Hearing on Lot Line Adjustment for Bulduc & Neily

John Bergeron reviewed the Minor Subdivision checklist for the subdivision of the Map 6 Lot 66 property on Stark Hill Road. Andy Van Abs moved that the board find the application complete for hearing. Claude Lemoi seconded the motion and it was approved.

6:15 John Bergeron opened the public hearing. The lot line adjustment at 29 and 31 Stark Hill Rd will move the property line so it does not fall on a shed.

6:18 John Bergeron closed the public hearing. Kim Franks moved acceptance of the application. Andy Van Abs seconded the motion and it was approved.

Correspondence review

none

Master Plan Review

Andy Van Abs reported that Claude prepared two photo replacements for the master plan. Andy Van Abs has made the final format cleanup and will make the last photo changes. He will make the final PDF version from the Google Docs version and the work on this master plan revision will be complete.

Public Hearing for Subdivision for Ernest LaBombard

John Bergeron reviewed the Minor Subdivision checklist for the subdivision of the Map 3 Lot 44-12 property on Wolfson Spring Drive to make the road a stand-alone lot. Claude Lemoi moved that the board find the application sufficiently complete for the public hearing. Kim Franks seconded the motion and it was approved.

6:30 John Bergeron reported that Scott Sanborn requested that the board continue the public hearing until the Oct 24, 2019 meeting. John Bergeron reviewed the approval of the Shuttleworth Farms subdivision, which described an alternative road creation model. The board discussed the advantages of the Shuttleworth model. Claude moved that the board continue the hearing until 6:15 on October 24 at the Mascoma Senior Center. Kim Franks seconded the motion and it was approved.

Impact Fee Discussion (continued)

Andy Van Abs described his review of new projects in Canaan, which were mostly small and scattered. Building permits have been approved for an average of ten to fifteen new properties a year in recent years. He found that there is no apparent upside to implementing the ordinance and the costs would far exceed the revenue it would generate. Andy Van Abs moved that the board remove impact fees from the board list of future projects. David McAlister seconded the motion and it was approved.

Discussion of preparation of a zoning ordinance

John Bergeron pointed out that the board would need to identify reasons that the adoption of zoning would benefit the town before we proceed on preparing a new ordinance.

Excavation permit status

John Bergeron said that he would draft letters to the operators

Adjournment:

7:25 Andy Van Abs moved the adjournment of the meeting. Chris Wadsworth provided the second and the motion was approved.

Respectfully submitted:
Chuck Townsend, Secretary