



Canaan Planning Board  
Meeting of October 24, 2019  
Mascoma Senior Center  
Minutes

**Call to Order:**

6:00 John Bergeron called the meeting to order.

**Members Present:**

John Bergeron, Mary Ledoux, David McAlister, Chuck Townsend, Andy Van Abs and Chris Wadsworth.

**Others Attending:**

Scott Sanborn

**Minutes Review:**

Chuck Townsend read the minutes from the October 10, 2019 meeting. David McAlister moved acceptance of the minutes with corrections. Andy Van Abs seconded the motion and the minutes were approved.

Chuck Townsend reported that he had uploaded the approved minutes from six meetings that had not been previously posted to the Town website.

John Bergeron reviewed the minutes of the June 13, 2019 meeting which he had reconstructed based on the agenda. After discussion, David McAlister moved acceptance of the reconstructed minutes with the revisions discussed. Andy Van Abs seconded the motion and it was passed.

**Public Hearing on Subdivision of the Ernest LaBombard property off Wolfson Spring Road**

6:15 John Bergeron opened the continued hearing of the Ernest LaBombard Map 3 Lot 44-12 property. Scott Sanborn described the plan to subdivide the property into an undevelopable road lot and a building lot. The road will require a maintenance agreement including all abutters before the subdivision can be approved. John Bergeron discussed potential problems with the proposal that could affect the town in the future. Chuck Townsend suggested that the concerns do not affect the legality of the subdivision, but John Bergeron requested that Scott Sanborn bring an alternative that does not put the town at risk of having to take over the private road if the owner of the road defaults. Scott Sanborn agreed to continue the hearing for two weeks and discuss alternatives with Ernest LaBombard. David McAlister moved that the hearing be continued until 6:15 on

These minutes were reviewed and approved by the planning board on November 14, 2019.

November 14, 2019 at the Mascoma Senior Center. John Bergeron seconded the motion and it was approved.

### **Public Hearing on Subdivision of Map 17, Lot 58-2**

John Bergeron presented the application to divide the Gary Searles and Traci L. Clough property and the board reviewed the subdivision approval checklist. David McAlister moved that the board should schedule a hearing on the subdivision at 6:15 pm on December 12, 2019, at the Mascoma Senior Center. Andy Van Abs seconded the motion and it was approved.

### **Master Plan Approval**

Chris Wadsworth moved that the board give final approval for publication of the Canaan Master Plan in the form in which it appears in the October 16, 2019 revision. Andy Van Abs seconded the motion and it was approved.

### **Exaction Discussion**

Chuck Townsend reviewed the document about using exaction as an alternative to a town impact fee if a development requires improvements to town roads, sewer or water supply. Members agreed that exaction should be remembered as a useful tool for planning board use.

### **Adjournment:**

7:00 Andy Van Abs moved the adjournment of the meeting. Mary Ledoux provided the second and the motion was approved.

### **Respectfully submitted:**

Chuck Townsend, Secretary