



Canaan Planning Board  
Meeting of September 24, 2020  
Canaan Fire Station House Meeting Room  
And Via Zoom  
Minutes

**Call to Order:**

6:00 John Bergeron called the meeting to order. The meeting was opened in the Canaan Fire Station meeting room with social distancing and masks. Participation using the Zoom app was available.

**Members Present:**

John Bergeron, David Auerbach, Richard Clancy, Kim Franks, Claude Lemoi, David McAlister, Chuck Townsend, Chris Wadsworth.

**Others Attending:**

Scott Sanborn, Bill Amaral, John Dyer, Noel and Sharon Everett, Kelly Hoffman and Heather Green (representing Liberty Utilities).

**Minutes**

Claude Lemoi read and board members reviewed the draft minutes from the September 10, 2020 meeting. The motion to accept the minutes with a minor change was made by Chris Wadsworth, with a second by John Bergeron. The motion was accepted by a unanimous vote.

**Other Business**

John Bergeron read and the board discussed a proposal shared with John Bergeron by Rob McGregor for improvements on a property on Westcott Road. The proposal was discussed but no action was required at the present time.

**Application Review of Jonathan Dyer Subdivision Application**

Jonathan Dyer proposes a 2 lot subdivision at 636 NH route 118, Map 12, lot 41. The subdivision would create two lots of 2.37 acres (Lot 1) and 2.47 acres (Lot 2) from this 4.84 acre property on the easterly side of NH Route 118. John Bergeron read and the board reviewed the checklist for completeness. David McAlister moved that the board find application is sufficiently complete to open the public hearing. Claude Lemoi seconded the motion and the board approved the motion.

6:24 John Bergeron opened the hearing. Scott Sanborn described the plan. There were no public concerns. There was board discussion of the driveway requirements

6:30 The public meeting was closed. Claude Lemoi moved that the board conditionally accept the application pending final receipt of driveway permit and DES Septic Approval permits. David McAlister seconded the motion and it was approved.

### **Public Hearing on Scenic Roads Request from Liberty Utilities**

6:35 John Bergeron opened the public hearing. Liberty Utilities has applied to remove trees on the following scenic roads: Sawyer Hill, Codfish Hill, South Road, and Hinkson Brook Road. Heather Green described the scope of the tree and brush clearance and the four-year cycle of the work. She described that both the landowner and the Planning Board will need to approve the work. There was a question about the line clearance of trees between the pole and the house. Heather Green clarified that the present plan calls for the removal of 79 trees as well as brush along the town right-of-way. She answered several additional questions and provided an explanation of the process.

David McAlister moved and Claude Lemoi seconded the motion to approve the Liberty Utilities plan as presented. The motion was approved.

### **Discussion of Driveway bridge, Lynne Murray & Bill Amaral**

7:35 The board discussed William Amaral's plan to construct a bridge on the driveway on his property. Bill Amaral shared engineering drawings, wetland permit, and the maintenance and inspection plan for the bridge. He said that the bridge had a seven-foot clearance over the water so he judged that no spillway would be required. He responded to additional questions and discussion. Claude Lemoi made a motion the Planning Board approve the construction and David McAlister seconded the motion. It was approved unanimously.

### **Preliminary Completeness Review of Applications**

The Board reviewed the application checklist for a minor subdivision on Westcott Road, Tax Lot 16-6, from Peter Rich and Crystal Wood-Rich. Scott Sanborn responded to questions on application items. Claude Lemoi moved that the board find the application sufficiently complete for a public hearing on October 22, 2020 at 6:45, pending sharing of a driveway permit.

The Board reviewed the application checklist for a minor subdivision from CJM Rental Properties for Tax Lot 15A-31. Scott Sanborn clarified items on the checklist. David McAlister moved and Chris Wadsworth seconded the motion to schedule a public hearing on the application on Oct 22 at 7:00 pm. After discussion the board gave unanimous approval on the motion.

### **Changes to Regulations and Rules of Procedure**

The board discussed the suggested changes in the Land Use Regulations, prepared by John Bergeron, and showed where it would need more work.

### **Other Business**

The board meeting time was revised to 6:30. John Bergeron will discuss future use of the fire department meeting room with Bill Bellion.

### **Adjournment**

7:50 The meeting was adjourned. Claude Lemoi moved and Dave McAlister seconded the motion adjourn, and it was approved unanimously.

### **Respectfully submitted:**

Chuck Townsend, Secretary

These minutes were reviewed and approved by the planning board on Oct. 8, 2020.