



Canaan Planning Board  
Meeting of September 12, 2019  
Mascoma Senior Center  
Minutes

**Call to Order:**

6:00 Claude Lemoi called the meeting to order.

**Members Present:**

Claude Lemoi, Chuck Townsend, Andy Van Abs and Chris Wadsworth.

**Others Attending:**

**Minutes Review:**

6:30 Chuck Townsend read the minutes from the August 22, 2019 meeting. Andy Van Abs seconded the motion and they were approved.

**Correspondence review**

NH Div of Historic Resources - Form indicating that there was no historic reason to delay replacement of Canaan's dump road bridge.

**Review of proposal from David Ducharme**

Scott Sanborn described the proposal to place three dwellings on Map 15A Lot 119-2, a small lot on Canaan Street near Canaan Elementary School and ballfield. After discussion, Chuck Townsend moved that the board find the development acceptable. Andy Van Abs provided the second and the motion was approved.

**Preliminary completeness review of Ernie Labombard's subdivision application**

Scott Sanborn described the plan for the Map 3 Lot 44-12 property on Grafton Turnpike Road and Wolfson Spring Drive. John Bergeron read and board members reviewed the subdivision checklist and found it complete. Chuck Townsend moved that the board find the application sufficiently complete for a public hearing at 6:30 p.m. on October 10, 2019 at the Mascoma Senior Center. Chris Wadsworth provided the second and the motion was approved.

### **Boundary line adjustment on Stark Hill Road properties**

The line adjustment between the Leonard and Theresa Buldoc Map 6 Lot 66 property and the Michael and Lynn Neilly property Map 6 Lot 70-1 property would solve a problem of a shed on the property line. John Bergeron reviewed the checklist and the board found it complete. Claude Lemoi moved that the board schedule a public hearing at Mascoma Senior Center at 6:15 p.m. on October 10, 2019. Chris Wadsworth seconded the motion and the motion was passed.

### **Master Plan document formatting review**

Andy Van Abs commented on his review and standardization of the formatting of the approved master plan for its final publication. The board agreed to review the pdf file Andy Van Abs distributed and to tell him of any changes that would still be valuable.

### **Excavation permit status**

John Bergeron reported on the status of current excavation permits and found two expired applications and one incomplete application. John Bergeron will contact the excavation pit owners and request the preparation of current excavation permits.

### **Discussion of impact fee implementation**

Claude Lemoi pointed out the complexity of the development of impact fees. He recommended that a new review of the zoning ordinance which had been proposed in 2003 would be more valuable. John Bergeron suggested that we form separate small committees to work on the impact fee and the zoning ordinances. Claude Lemoi and John Bergeron agreed to begin work on reviewing the zoning ordinance. Chuck Townsend agreed to review impact fee ordinances from adjoining towns.

### **Adjournment:**

7:19 Andy Van Abs moved the adjournment of the meeting. Claude Lemoi provided the second and the motion was approved.

### **Respectfully submitted:**

Chuck Townsend, Secretary