

Canaan Planning Board
Minutes
January 11, 2007

Members Present: Andrew Musz, John Bergeron, Joe Frazier, Peter Gibson (alternate), Thomas Oppel, Charles Townsend, Jay Waldner.

- 7:02 Meeting called to order
Charles Townsend volunteered to take notes
Chair appointed Pete Gibson to fill Dan Ware's seat
- 7:06 Reading of minutes of Dec. 14, 2006. Approval moved (John Bergeron) with second (Chuck Townsend). Approved with Pete Gibson abstaining.
- 7:14 PB received correspondence from State approving subdivision requested by Gary Rocke. Rocke application to PB had been considered on July 13, 2006 and deemed incomplete. Andy Musz sent a letter following that meeting notifying Rocke that request was incomplete, missing state subdivision approval, driveway permit and checklist. There has been no subsequent contact with the board by Rocke. Moved (Charles Townsend) with second (Tom Oppel) authorizing the chair to notify the applicant that PB has received one of the three items noted as missing in the July 22, 2006 letter. Approved.
- 7:25 PB received correspondence from State requesting an update on Town communication towers. There was no new information to report.
PB discussed articles for inclusion on Town warrant. PB will support article for approval of zoning. Discussion of second article funding legal fees for zoning board of adjustment was tabled until after public hearing.
- 7:30 PB completeness review of application for minor subdivision from David and Pamela Webster. Motion (John Bergeron) to deem as complete seconded (Tom Oppel). Approved complete for public hearing.
- 7:36 Hearing opened for subdivision of lot at Map 17S, Lot 90 into two lots of 12.16 ac and 97.0 ac. Owner David Webster present – no abutters present. No discussion beyond presentation of plan.
- 7:43 Hearing closed. Motion (Tom Oppel) to approve subdivision seconded (John Bergeron) and passed.
Motion (Tom Oppel) to authorize Chair to sign Mylar subsequent to meeting seconded (John Bergeron) and passed.
- 7:51 Tabled discussion of warrant articles resumed. Motion (Tom Oppel) delegating Jay Waldner to represent to the Selectboard that the PB strongly favors removal of any warrant article authorizing a budget for legal expenses for zoning was seconded (Joe Frazier) and passed with Jay Waldner abstaining.

- PB discussed preparation for discussion of zoning ordinance at deliberative session. Tom Oppel and others bring forward concerns in town over 200' frontage requirement, based on inadequate information. Pete Gibson suggests preparation of one-page bullet presentation or FAQ document.
- Article for approval of zoning will not be subject to amendment at deliberative session. Dale and Andy will need to present article with the clear state requirement for prior hearings and no amendment of ordinance at deliberative session, in order to forestall wasted time at deliberative session.
- 9:20 Jay Waldner suggests that PB and Selectboard need to meet to discuss policy on issuing building permits on Class VI and discontinued roads. Meeting of PB with Selectboard invited scheduled for Feb. 8, 2007 at 7:15.
- 9:30 Andy Musz reminds PB that seats of Chuck Townsend and Joe Frazier are up for election for 3-year terms, and seat occupied by Tom Oppel is up for 1-year term at Town Meeting election. Applicants for election to those seats will be accepted from Wed, Jan 24 through 5:00 pm Fri, Feb 2, 2007.
- Jan 25 meeting will include discussion of Lindsey development, now taken over by Keith Monmany with road construction contracted to Hammond & Son. PB made approval of subdivision contingent on state approval of roads. However state monitors construction of roads but does not approve them. PB did not stipulate that roads be at Town standard. Roads as constructed are close to town standard but grade exceeds 10% for short stretches. PB will need to decide what further action is required at the Jan. 25, 2007 meeting.
- Motion made (Charles Townsend) and seconded (Jay Waldner) to appoint John Bergeron as acting chair for the PB meeting on Jan. 25, 2007 in the case that no officer is present. Motion passed unanimously.
- 10:30 Motion made (Charles Townsend) and seconded (Jay Waldner) to adjourn. Motion passed unanimously.

Respectfully Submitted,

Charles Townsend

Canaan Planning Board
Minutes
January 25, 2007

Members Present: John Bergeron, Peter Gibson (alternate), Charles Townsend, Jay Waldner.

7:05 Meeting called to order by John Bergeron, acting chair.

Chair appointed Pete Gibson to fill open seat.

Reading of minutes of Jan 11, 2007. Approval moved (Jay Waldner) with second (Peter Gibson). Approved with minor clarifications.

7:10 PB received correspondence from Goose Pond Acres, Dec 30, 2006 Report of Current Status of Goose Pond Acres Development.

7:15 PB completeness review of application for subdivision from David Zani. Proposed division of Map 17 Lot 76G into 4 lots of 2.43, 3.35, 2.26 and 2.94 acres. No topography, wetland delineation, septic or well locations, state approval or driveway permit was included in the application. Motion (Charles Townsend) to deem the application incomplete seconded (Pete Gibson) and approved.

PB completeness review of application for minor subdivision from Gary Rocke. Proposed division of Map 3 Lot 63A sub 1 into 2 lots of 5.05 and 3.87 acres. Motion (Charles Townsend) to deem the application now complete for public hearing seconded (Pete Gibson) and approved.

7:30 Public hearing opened for subdivision requested by Florence Coutermarche of Map 7 Lot 12A into two lots, 1.00 and 1.01 acres. Owner F. Coutermarche present with Scott Sanborn presenting plan. No abutters present.

7:40 Hearing closed. Discussion of back lot driveway to US Rt 4; design shows 50' clear to edge of Rt 4 shoulder. Motion (Charles Townsend) to approve subdivision as presented seconded (Pete Gibson) and passed.

7:45 Keith Monmaney was not ready for discussion of road construction and requested delay until first meeting in February.

Anson Smith requested design review for major subdivision of property on Fernwood Farms Road, Map 12 Lot 8, at meeting on February 22.

7:52 PB completeness review of application for minor subdivision by Lawrence Terreault, a second dwelling on 3.1-acre lot. Mr. Terreault was not present. Application included single septic approval and driveway permits, both old. Motion (Charles Townsend) to deem application incomplete pending current State septic approval and clarification of driveway permit. Motion seconded (Pete Gibson) and passed.

8:02 PB completeness review of application for subdivision from Tim Baker. Proposed division of Map 3 Lot 44.1 into 3 lots. Motion (Jay Waldner) to deem the application now complete for public hearing seconded (Pete Gibson) and approved.

8:06 Jay Waldner reported that Dana Hadley will reschedule the meeting to discuss building on Class VI roads to a time when Chris Burnett can attend.

Jay Waldner reported that there will be no warrant article for zoning expenses.

8:10 Motion for adjournment (Pete Gibson) seconded (Chuck Townsend) and approved.

Respectfully Submitted,

Charles Townsend

Canaan Planning Board

Minutes

February 8, 2007

Members Present: Andrew Musz (chair), John Bergeron, Peter Gibson (alternate), Thomas Oppel, Charles Townsend, Jay Waldner.

7:02 Meeting called to order by Andrew Musz.

Chair appointed Pete Gibson to fill open seat.

Minutes of Jan 25, 2007 were read. Approval moved (Jay Waldner) with second (John Bergeron). Approved with minor clarifications.

John Bergeron pointed out an incorrect date on the minutes of Jan. 11, 2007. Chuck Townsend will prepare a new copy of the approved minutes with the corrected date.

John Bergeron reported on efforts to complete the record set of minutes from the past year. Minutes from the May 11, June 8 and October 12 meetings were not yet available.

7:15 PB discussed the presentation of information about the proposed zoning ordinance at the deliberative session, and about the positive public reaction to the information presented. Andy indicated willingness to talk with local groups who invite him. Including an explanation of the ordinance as a component of a candidates' night was suggested. PB presence during voting was supported, and will be planned at the March 8 meeting. Thomas will reach out to Fire Department and Police Department in case they are interested in additional information.

7:30 Meeting was opened to Keith Monmaney, Paul Currier and Fred Hammond for discussion of Lindsay Lane construction on the Map 4S Lot 15 Highland Estates subdivision. Paul Currier, responsible for vertical and horizontal control planning, said elevation control was hampered by lack of borings during original survey, limiting definition of ledge locations. As a result, subgrade elevation varied from proposed elevations. Fred Hammond constructed the road beginning in early December, and was able to get it 65% completed before the ground froze. He said that it was currently driveable and serviceable. He predicted that completion will cost about \$38,000. Keith Monmaney requested approval of the road in order to begin construction on four lots, lots 4, 5, 11, and 12.

PB discussed two issues; the slope of the road exceeded 10% for two short stretches as documented on the Brown Engineering Sub-grade Check, and the road is not complete for PB approval.

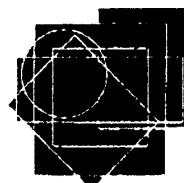
A motion was presented (Charles Townsend) to provide a grade waiver on sections 4.5 and 11.0 and accept the grades documented on the Sub-grade Check (attached) as satisfying the grade requirement, and that the PB directs the Chair, in consultation with the Town attorney, to accept surety in the amount of \$40,000 to assure completion of the road, and to sign the plan on its receipt. The motion was seconded (John Bergeron) and passed.

8:48 Motion for adjournment (Jay Waldner) was seconded (Thomas Oppel) and approved.

Respectfully Submitted,
Charles Townsend

Proj.# 4139-02 KDM-Canaan
Subdivision Name: Highland Estates
Road Name: Lindsay Lane
Sub-grade Checks as of January 9, 2007

BROWN
ENGINEERING



civil engineers, surveyors
construction managers

Centerline Station	Proposed Sub-grade Elevation	Existing Subgrade Elevation (1-9-07)	Proposed Grade In (%)	Existing Grade In (1-9-07) (%)
0+00	1039.6	N/A	N/A	N/A
0+50	1040.1	1039.8	1.0%	N/A
1+00	1040.6	1041.0	1.0%	2.4%
1+50	1041.1	1043.3 (on ledge)	1.0%	4.6%
2+00	1041.6	1044.1 (on ledge)	0.9%	1.6%
2+50	1041.0	1043.5	-1.3%	1.2%
3+00	1038.7	1041.5	-4.5%	-4.0%
3+50	1035.0	1037.8	-7.4%	-7.4%
4+00	1031.0	1033.1	-8.0%	-9.4%
4+50	1027.0	1027.9	-8.0%	-10.4%
5+00	1023.0	1023.7	-8.0%	-8.4%
5+50	1019.0	1019.8	-8.0%	-7.8%
6+00	1015.0	1015.0	-8.0%	-9.6%
6+50	1011.0	1011.0	-8.0%	-8.0%
7+00	1007.0	1008.0	-8.0%	-6.0%
7+50	1003.1	1004.3	-7.9%	-7.4%
8+00	999.9	1000.3	-6.3%	-8.0%
8+50	997.8	997.5	-4.3%	-5.6%
9+00	996.6	996.3	-2.4%	-2.4%
9+50	995.5	995.9	-2.2%	-0.8%
10+00	993.1	995.3	-4.7%	-1.2%
10+50	989.4	991.1	-7.5%	-8.4%
11+00	985.4	985.6	-8.0%	-11.0%
11+50	981.5	981.2	-7.7%	-8.8%
12+00	978.6	977.8	-5.9%	-6.8%
12+50	976.6	975.7	-4.0%	-4.2%
13+00	975.3	974.4	-2.6%	-2.8%
13+50	974.1	973.3	-2.5%	-2.2%
14+00	972.8	972.5	-2.5%	-1.6%
14+50	971.6	971.7	-2.5%	-1.6%
15+00	970.3	970.5	-2.5%	-2.4%
15+50	969.1	969.8	-2.5%	-1.4%
16+00	967.8	968.8	-2.5%	-2.0%
16+50	966.6	967.9	-2.5%	-1.8%
17+00	965.3	965.7	-2.5%	-4.4%
17+50	964.1	964.4	-2.5%	-2.6%
18+00	962.8	962.1	-2.5%	-4.6%
18+50	961.6	961.1	-2.5%	-2.0%
19+00	960.3	960.0	-2.5%	-2.2%
19+50	959.1	959.3	-2.5%	-1.4%
20+00	957.8	957.5	-2.5%	-3.6%
20+50	957.0	956.7	-1.6%	-1.6%
21+00	957.3	956.9	0.5%	0.4%
21+50	958.4	958.0	2.3%	2.2%
22+00	959.7	959.2	2.5%	2.4%
22+50	960.9	960.7	2.5%	3.0%
23+00	962.2	961.9	2.5%	2.4%

Brown Engineering, LLC, PO Box 34, 14 Leavitt Road, Pittsfield, NH 03263 Phone: 603. 435. 7022 Fax: 603. 435. 7023

www.browncengineeringllc.com
email: brown11k@metrocast.net

Canaan Planning Board

Minutes

Meeting on February 22, 2007

Members Present: Andrew Musz (chair), John Bergeron, Joe Frazier, Peter Gibson (alternate), Charles Townsend, Jay Waldner.

7:06 Meeting called to order by Andrew Musz.

Chair appointed Pete Gibson to fill Dan Ware's seat.

Charles Townsend read minutes of Feb. 8, 2007. Acceptance moved (Jay Waldner) with second (John Bergeron) and approved.

Correspondence:

Members received invitations from UVLSRPC to attend Feb. 28 meeting on "Zoning for Smart Growth & Natural Resource Protection."

Chair received "Report on the Current Status of Goose Pond Acres" prepared by Joseph A. Roberts on 12/30/06.

Chair Announcements:

The organizers of the Police Benevolent Society Candidates Night have rejected the PB request to speak on behalf of the proposed zoning ordinance. Two PB members, Joe and Chuck, will speak in support of their candidacies and can support the zoning ordinance as part of their presentation.

Dana Hadley has offered to write an escrow agreement with the Highland Estates subdivision. Based on the agreement, the Town will hold \$40,000 from Highland Estates for one year or until completion of the road is documented.

7:23 Completeness Reviews:

Request by Lawrence and Elizabeth Terreault for minor technical subdivision of their Map 15 Lot 23 land, for a second dwelling on the single lot, was deemed complete for public hearing on March 22 at 7:30.

Request by David Zani for formal design review of property shown on Map 14 Lot 76G was scheduled for March 22 at 7:45.

Request by Richard Vandall for Vandall Family LLC for a two-lot subdivision, dividing land on Corno Road, Map 17 Lot 58 into two lots of 38.5 and 11.0 acres, was deemed complete for public hearing on March 22 at 8:00.

7:38 Hearing opened for subdivision request by Gary Rocke of Map 3 Lot 63-1 into two lots of 5.05 and 3.87 acres. Gary Rocke represented himself. No abutters were present. Hearing closed at 7:47. Motion to accept the subdivision as drawn was made (John Bergeron), seconded (Joe Frazier) and passed.

7:49 Final completeness review for request by Tim Baker for minor subdivision of land on Map 3 Lot 44.1 into 3 lots, 5.01, 6.92 and 5.71 acres. Motion made (John Bergeron) and seconded (Chuck Townsend) to waive the requirement for a driveway permit before opening the hearing. Motion passed.

Public hearing opened with Tim Baker present, representing himself. An abutter, Michael Hardt, was also present. Tim Baker says that existing driveway is mis-drawn and will be relocated. Discussion centered on the representation of the narrow extension to the road of Lot 44.1B, which is not clearly shown as being part of that lot.

8:10 Public Hearing continued until March 8 at 7:30 at which time it is anticipated that the driveway permit will be available and the plat will be modified to show clearly the boundaries Lot 44.1B.

8:13 Formal design review opened for proposal by Anson and Genevieve Smith for major subdivision of property at Map 12 Lot 8, approximately 70 acres. Anson and Genevieve Smith were present representing themselves. Abutters present were John Emery, Joe Ladeau, Mary Ladeau and Joan Thompson. Anson Smith presented a plan showing mapped wetland areas and a plan showing a cul-de-sac road about 2000 feet long serving 23 lots.

Discussion: Road as shown minimizes wetland crossings, but may require terrain alteration permit and wetland approval. Road as shown appears excessively steep in two locations. Lot labeled 15 does not have acceptable access to the road. Several lots are pie-shaped and have very minimal road frontage. Redesign with shared drives or with front and back lots was suggested. Several lots are mostly wetland and adequacy of septic sites was questioned.

Abutters question the adequacy of Fernwood Farms Road to serve the subdivision. John Emery said that the road has major problems with mud, ledge, broken culverts and poor ditching. Anson Smith offered to make some repairs to Fernwood Farms Road as part of the new road construction. Andy Musz pointed out that a traffic study may be required to determine adequacy of Fernwood Farms Road for the additional traffic that would be generated. PB could declare that the development is 'scattered and premature', and require Anson and Genevieve Smith to participate in road improvements if it is not up to the required standard.

Joan Thompson noted that there is a heron rookery off the Smith property but in the area, which should not be disturbed.

Abutters shared traffic speed and road maintenance concerns, which will need to be addressed by other Town officials.

9:08 Conceptual review and preliminary completeness review for technical subdivision request by Larry and Alison Kennett. Request is for a third dwelling on a single lot, Map 12 Lot 14. Larry Kennett was present and presented the plan. PB deemed the plan complete for public hearing on March 22 at 8:15.

9:20 Discussion of formation of committee to study building on non-town-maintained roads. Motion (Chuck Townsend) to reconvene Master Plan Committee for the purpose of preparing draft statutory advice for Select Board was seconded by Jay Waldner. Members would be John Bergeron, Joe Frazier, Chuck Townsend and Dan Ware (if he is willing). Motion approved.

Chair introduced Steve Ward, who attended the meeting as a party interested in the work of the PB. Steve volunteered to run as a write-in candidate for the one year PB position, which is open on the ballot.

9:44 Motion for adjournment (Chuck Townsend) was seconded (Jay Waldner) and approved.

Respectfully Submitted,

Charles Townsend

Canaan Planning Board

Minutes

Meeting on March 8, 2007

7:10 Meeting called to order by Andrew Musz.

Members Present: Andrew Musz (Chair), Joe Frazier, Charles Townsend, Jay Waldner.

Charles Townsend read minutes of Feb. 22, 2007. Acceptance moved (Jay Waldner) with second (Joe Frazier) and approved with changes.

7:20 Correspondence:

PB received request for input on new State bicycle/pedestrian maps, available for review at <http://www.nh.gov/dot/nhbikeped/maps.htm>.

PB received invitation to conference, *People Power: How to Get Citizens to Turn Out, Tune In, and Stay Tuned*, on Saturday March 31, at Enfield Shaker Museum. Info at <http://www.uvhc.org/>.

Chair Announcements:

Escrow agreement with the Highland Estates subdivision is still in progress. Dana Hadley has the information necessary to complete the agreement.

Chuck Townsend announced plans for the Class VI/Private Roads subcommittee to meet on March 15 at 7:00 pm at the Senior Center, pending confirmation of its availability.

7:25 Completeness Reviews:

Request by Ernest J. LaBombard for subdivision of his Map 3 Lot 17C land, to divide the 23-acre lot into two lots of 5.02 and 18.0 acres, was deemed complete for public hearing on April 12 at 7:30.

7:35 Hearing re-opened for request by Tim Baker for minor subdivision of land on Map 3 Lot 44.1 into 3 lots, 5.01, 6.92 and 5.71 acres. Tim Baker was present, representing himself. No abutters attended. Driveway permit was available. Plat now shows the narrow extension to the road from Lot 44.1B as clearly being part of that lot.

7:40 Public Hearing closed. Motion made (Charles Townsend) to approve the subdivision as presented was seconded (Joe Frazier) and passed.

7:45 PB discussed driveway permit that Tim Baker was given. New driveway regulations included by the PB in subdivision regulations include a revised driveway permit form. Jay and/or Andy will speak with Dana and/or Terri about using the new form.

8:00 Motion for adjournment (Chuck Townsend) was seconded (Jay Waldner) and approved.

Respectfully Submitted,

Charles Townsend

Canaan Planning Board

Minutes

Meeting on March 22, 2007

7:03 Meeting called to order by Andrew Musz.

Members Present: Andrew Musz (Chair), John Bergeron, Joe Frazier, Pete Gibson (Alternate), Charles Townsend, Jay Waldner, Steve Ward.

Charles Townsend read minutes of March 8, 2007. Acceptance moved (Jay Waldner) with second (Joe Frazier) and approved as read.

Pete Gibson was appointed to Dan Ware's seat.

7:09 Chair Announcements:

PB members have been invited to attend the *Spring Planning and Zoning Conference* sponsored by NH Office of Energy and Planning on April 28, 2007.

GeoInsight, an environmental and engineering consulting company, has offered its services in analyzing the effect of changes as of April first in licensing requirements for junkyards.

Election of Officers:

John Bergeron nominated Andy Musz to a one-year term as Chair of the Planning Board. Motion was seconded (Chuck Townsend) and passed.

Chuck Townsend nominated John Bergeron to a one-year term as Vice-Chair of the Planning Board. Motion was seconded (Joe Frazier) and passed.

Joe Frazier agreed to continue in non-elected position of scheduler. Chuck Townsend agreed to continue in non-elected position of recorder.

Cliff Rudder stood as interested in appointment as an alternate. Current alternates are Linda Walker (1 year remaining in three-year term), Mike Roy (2 years remaining), and Pete Gibson (2 years remaining). John Bergeron's research showed that we can legally appoint up to 5 alternates. Linda Walker and Mike Roy have not been actively attending meetings.

Motion made (Joe Frazier) and seconded (John Bergeron) to appoint Cliff Rudder to a three-year term as Planning Board Alternate Member, passed unanimously.

7:25 Nate Miller, Planner for UVLSRPC, presented PB members with copies of the **U.S. Route 4 Corridor Management Study**, and thanked the PB for their support of the project. He expressed the hope that the recommendations of the report can be implemented. Andy Musz invited Nate to return to the PB to allow discussion of the report, on April 26 at 7:30.

7:30 Motion (Jay Waldner) with second (John Bergeron) that the application by Lawrence and Elizabeth Terreault for a minor technical subdivision of their Map 15 Lot 23 land, for a second dwelling on the single lot, was complete for public hearing. Motion approved.

The public hearing was opened. Lawrence and Elizabeth Terreault were present. Abutters Scott Ainsworth and Karen Ainsworth were present for the hearing, and had no objection to the application. The hearing was closed. The motion made (John Bergeron) to approve the subdivision as presented was seconded (Chuck Townsend) and passed.

7:48 PB opened formal design review for a major subdivision of Map 17 Lot 76. Allen Wilson presented on behalf of David Zani. Subdivision would include a property line adjustment adding ~3 acres to the adjoining Bagley property, and would create three lots of the remainder, a front lot and two

back lots serviced by a single 50' right-of-way. PB noted the RoW would have a driveway with a grade of about 14%.

8:00 The request by Richard Vandall for Vandall Family LLC for a two-lot subdivision, dividing land on Corno Road, Map 17 Lot 58 into two lots of 38.5 and 11.0 acres, was incomplete, missing a driveway permit. Motion made (Joe Frazier) to waive requirement for driveway permit before public hearing was seconded (John Bergeron) and passed. Jay Waldner recused himself from the discussion of this application.

The public hearing opened with Richard Vandall present. Allen Wilson presented the proposal. Abutters present were John Dadmun, Linda and Rick Roesch, and Jay Waldner. There was some discussion, including the shoreline frontage of each of the two properties being created and the location of the boathouse.

The hearing was closed and Joe Frazier moved conditional approval of the subdivision pending receipt of a signed driveway permit, and authorizing the Chair to sign the plat when the application is complete.

8:25 Joe Frazier moved to accept the application for technical subdivision requested by Larry and Alison Kennett, for a third dwelling on a single lot, Map 12 Lot 14, as complete for public hearing. Motion was seconded (John Bergeron) and passed.

The public hearing was opened. Larry Kennett was present and presented the plan. No abutters attended. Hearing was closed. Chuck Townsend moved that the PB accept the application as presented. John Bergeron seconded the motion and it passed.

8:50 Motion for adjournment (Jay Waldner) was seconded (John Bergeron) and approved.

Respectfully Submitted,

Charles Townsend

Canaan Planning Board

Minutes

Meeting on April 12, 2007

7:03 Meeting called to order by John Bergeron, Acting Chair.

Members Present: John Bergeron, Joe Frazier, Pete Gibson (alternate), Cliff Rudder (alternate), Charles Townsend, Jay Waldner, Dan Ware. Alternates Pete and Cliff were appointed to fill Andy and Steve's seats.

Charles Townsend read minutes of March 22, 2007. Acceptance moved (Jay Waldner) with second (Joe Frazier) and approved with minor changes.

7:05 Chair Announcements:

John Bergeron reported that he had received the driveway permit for the Vandall Family LLC subdivision, Map 17 Lot 58, judged the application complete, and signed the plat.

Representatives from Highland Estates have signed the road construction escrow agreement and have provided the Town a \$40,000 escrow check.

John brought up a question about the status of PB approval for expanding a gravel pit off River Road. Finn Caspersen received approval for the expansion on May 27, 1999. After discussion of activity at the pit and of RSA 155-E:2 II, Abandoned Excavations, the PB recommended to advise Dana Hadley to review excavation tax collections for the property, and determine if there has been excavation tax paid without a two-year break over the period from May 1999 to the present. If the excavation has not been abandoned for a two-year period, then the approval for expansion is still valid.

7:25 Completeness review for an annexation request by John Nicholson, Map 1-F Lots 26 and 27, showed what appears to be two tracts itemized on a single deed, with conflicting dates. Request was scheduled for consideration on April 26 at 8:00. Mr Nicholson should assure that dates on the application are correct, and that the tracts to be merged are clearly described.

7:33 Ernest J. Labombard application for minor subdivision of Map 3 Lot 17C was deemed complete for public hearing. The lot is about 23 acres, with frontage on Grafton Turnpike and Hinkson Brook Road. Scott Sanborn was present representing Ernie LaBombard. Cliff Rudder noted that he was an abutter and had not received notice of the hearing. Review of the abutter list showed that property owned by Thomas Parkington and Patricia Chamney also abuts the Labombard property and that they received no notice. Both pieces of property recently changed ownership, and the records were apparently not updated in time to list the new owners when the abutters list was compiled.

No action was taken on the subdivision request. The hearing was rescheduled for May 10 at 7:30.

7:50 Conceptual Consultation was opened for Bruce Averine, for land at Map 16 Lot 28. Tony Lozeau presented the plan. Discussion centered around "Englehardt Lane", its status and what lots would be using it.

8:10 PB discussed representation on the CIP Committee. Dan Ware agreed to continue as one PB member. PB voted to appoint Steve Ward as its second member, and to appoint Cliff Rudder as an alternate member in case Steve Ward declines.

8:15 The subcommittee preparing a Class VI Road Policy reported that it was waiting for information on emergency road standards that Bill Bellion offered to prepare for us, and that Nate Miller will bring an UVLSRPC reaction to the draft policy when he attends the April 26 meeting.

8:50 Motion for adjournment (Jay Waldner) was seconded (Chuck Townsend) and approved.

Respectfully Submitted,

Charles Townsend

Canaan Planning Board

Minutes

Meeting on April 26, 2007

7:05 Meeting called to order by Andy Musz.

Members Present: Joe Frazier, Pete Gibson (alternate), Andrew Musz, Cliff Rudder (alternate), Charles Townsend, Jay Waldner, Dan Ware. Alternates Pete was appointed to John Bergeron's seat and Cliff Rudder was appointed to fill Steve Ward's seat.

Charles Townsend read minutes of April 12, 2007. Acceptance moved (Dan Ware) with second (Jay Waldner) and approved with minor changes.

7:10 Announcements:

Andy reviewed mail – advertisements for services.

Chuck noted that he had received a review of the Class VI Roads draft policy, to be copied, distributed to subcommittee members, and considered at a future meeting.

There were no new applications for completeness review.

7:15 Nate Miller, the UVLSRPC planner who prepared the Route 4 Corridor Study reviewed the study with the PB. Discussion included the following.

Safety concerns for Rt 4 in Canaan:

- Areas with inadequate shoulders

- Flood-prone areas

- Sight-distance

- Retaining walls and other infrastructure in need of repair.

Recommendations for addressing infrastructure:

- NH Dept of Transportation has no money available for new work

- Tangential improvements may be integrated into work already scheduled

- Infrastructure maintenance could provide long-term savings.

Recommendations for managing growth and development:

- Encourage shared driveways, and/or minimum distance between driveways

- Encourage interconnectedness between developments to share road access

- Negotiate MoU on road access with DoT

- Add turning lanes to remove turning vehicles from travel lanes.

Recommendations for managing future transportation demand:

- Encourage Advance Transit

- Provide park-and-ride areas

- Provide additional access to rail-trail and additional sidewalks

- Stagger work and school hours to spread high-travel periods

- Create incentives for shopping locally.

8:25 Rick Evans from Casperson Properties will reapply for excavation permit, eliminating need for consult on 1999 permit.

8:28 Discussion opened on Robert G. & Sherrie P. Nicholson Rev. Trust application for voluntary merger of lots of record Map 1-F Lots 26 and 27. Motion made (Chuck Townsend) and seconded (Joe Frazier) to approve the merger. Motion passed and PB members signed the agreement.

8:35 Motion for adjournment (Chuck Townsend) was seconded (Jay Waldner) and approved.

Respectfully Submitted,

Charles Townsend

Canaan Planning Board

Minutes

Meeting on May 10, 2007

7:05 Meeting called to order by Andy Musz.

Members Present: John Bergeron, Joe Frazier, Andrew Musz, Charles Townsend, Jay Waldner, Steve Ward, and Dan Ware.

Charles Townsend read minutes of April 26, 2007. Acceptance moved (Dan Ware) with second (Jay Waldner) and approved.

7:10 Announcements:

Andy reviewed mail.

There were no new applications for completeness review.

7:15 John reported on his research on the state fire code and its requirements for road access to buildings. He distributed the following summary.

Impact of state fire code on roads and driveways

1. Roads and driveways to every facility, building, or a portion of a building hereafter constructed or relocated shall be 20 feet wide with 13.5 feet of vertical clearance.
2. This width and clearance shall extend to within 50 feet of a single building entrance door, and also to within 150 feet of the entire perimeter.
3. The road and driveway must support fire apparatus in all weather conditions.
4. Any road or driveway turning radius must be approved by the fire marshal.
5. Any dead-end road or driveway exceeding 150 feet must have a fire apparatus turn around approved by the fire marshal.
6. Road and driveway grade must be approved by the fire marshal.
7. Only the fire marshal may grant waivers to the above.

7:30 Andy reviewed the Ernest J. Labombard application for minor subdivision of Map 3 Lot 17C into two lots, 5.02 and 18+/- acres. Dan made a motion with second (John) and PB approval that the application appeared complete for hearing.

Public Hearing was opened. Scott Sanborn was present representing Ernie. Cliff Rudder, an abutter was present. No concerns about the subdivision were raised.

7:40 Hearing was closed. Dan Ware moved that the PB accept the application as presented. The motion was seconded by John and approved by the PB.

7:45 Steve reported for the CIP committee that Dana Hadley has distributed CIP forms to department heads. There is a June 1 target date for information to be returned to Dana.

7:55 Motion for adjournment (Jay Waldner) was seconded (Dan Ware) and approved.

Respectfully Submitted,

Charles Townsend

Canaan Planning Board

Minutes

Meeting on May 24, 2007

7:00 Meeting was called to order by Andy Musz.

Members Present: John Bergeron, Joe Frazier, Pete Gibson (alternate), Andrew Musz, Charles Townsend, Steve Ward, and Dan Ware.

Charles Townsend read minutes of May 10, 2007. Acceptance was moved (Dan Ware) with second (Steve Ward) and approved.

7:10 Announcements:

Andy reviewed mail. Information on regulation of junk and junkyards was held for forwarding to the selectboard.

There were no new applications for completeness review.

7:15 Committee Reports:

CIP Committee membership has been determined: David Barney (Budget Committee), Ellie Davis (Budget Committee), Margaret Georgia (Community), Kris Burnett (Selectboard), Dan Ware (Planning Board), and Steve Ward (Planning Board).

7:20 Class VI/Private Road subcommittee has continued working. John Bergeron distributed new fire code information including clarification that the state fire marshal's Office has designated the Canaan Fire Chief as the Authority Having Jurisdiction (AHJ) for determining the conformity of roads to fire code, and the provision for waivers of fire code requirements in some circumstances. Discussion followed.

7:50 A motion for adjournment (Chuck Townsend) was seconded (Dan Ware) and approved.

Respectfully Submitted,

Charles Townsend

PLANNING BOARD MEETING

JUN 8, 2207

PRESENT: John Bergeron - Vice Chairman, Jay Waldner - Selectman, Steve Ward, Cliff Rudder - Alt., Andrew Musz - Chairman, Joe Frazier, Dan Ware.

7:15 Vice Chairman Bergeron called the meeting to order.

Minutes for the meeting of June 14, 2007 were read. Motion made by Dan Ware - second by Jay Waldner to accept minutes as amended - motion carries.

Chairman Musz arrives and appoints Cliff Rudder to act in place of Charles Townsend for the purposes of this meeting.

Correspondence:

Advertisement

7:30 Preliminary review for Bruce Averine for a Minor Subdivision Map 16 Lot 28. Tabled until the next meeting to explain where the drive way is located.

Committee Reports:

CIP - Steve Ward reports that there are 9 meeting planned for each Monday and that we will be interviewing most of the Department Heads in the next few meetings. The Trustees of the Trust Fund were in at the last meeting and explained how the money in the Trust Fund is accounted for and how it is removed. The CIP Committee still has not heard from the Schools, however, Dana is still working on getting the information from them.

John Bergeron presented some changes to the drive permit after having some discussion with the Select Board. Motion made by John Bergeron to approve the new Drive Way Permit Application for consideration by the Select Board - second by Joe Frazier - motion carries.

8:15 Motion made by Dan Ware to adjourn - second by Joe Frazier - motion carries.

Respectfully Submitted:

Daniel B. Ware

Canaan Planning Board

Minutes

Meeting on June 14, 2007

7:00 Meeting was called to order by Andy Musz.

Members Present: John Bergeron, Andrew Musz, Cliff Rudder (alternate), Charles Townsend, Jay Waldner, Steve Ward, and Dan Ware. Cliff Rudder was appointed as a voting member for the session, filling Joe Frazier's seat.

Charles Townsend read minutes of May 24, 2007. Acceptance was moved (Dan Ware) with second (Charles Townsend) and approved.

Correspondence:

NH OEP has requested updates of Town planning information. John will prepare the update.

PB reviewed the newsletters and brochures received.

7:10 Completeness Review:

PB received an excavation permit application for property owned by Finn Casperson, Map 10 Lot 20. A motion to accept the application for public hearing was made (Chuck) and seconded (John). After discussion of how reclamation standards would be addressed, the motion was approved for public hearing on July 12 at 8:00 pm.

An application for lot line adjustment submitted by Jeff Majewski for property shown on Map I-E lots 16 and 17 was received. A motion to approve the application for public hearing was made (Jay Waldner), seconded (Chuck Townsend) and approved for hearing on July 12 at 7:45.

An application for a minor subdivision of land owned by Tim Lewis, Map 9 Lot 75C, into two lots of 6.09 and 2.29 acres was approved for scheduling a hearing, but a driveway permit for the new Lot 75C1 will be required at that time. The hearing was scheduled for July 12 at 8:15.

7:45 Committee Reports:

Steve Ward reported that Al Posnanski's name was omitted from the CIP Committee member list shared at the PB meeting on May 24. The Capital Improvement Program Committee (CIP) met on June 13, for the first of eight planned meetings. At that meeting Steve Ward was elected Chair and Dan Ware was elected Vice-Chair. Discussion at the CIP meeting included concern that the committee was not properly organized, but should be appointed by the Select Board, reporting to the Budget Committee. PB discussion of this issue followed. A warrant article allowed the Select Board to appoint the committee, but did not require that procedure. Andy Musz stated that the Select Board subsequently granted authority to the

Planning Board to continue to manage the CIP process, thus providing for the CIP to report to the Planning Board.

8:00 John Bergeron presented the draft ClassVI/Private Road Policy prepared by the subcommittee that included John Bergeron, Joe Frazier and Chuck Townsend. Dan Ware brought up concerns about whether the draft policy conflicts with RSA 236.13 "Driveways and Other Accesses to the Public Way", and/or RSA 674.36 " Subdivision Regulations." Cliff Rudder pointed out that RSA 155-A:2 "State Building Code" specifically exempts one and two family dwellings from state building code regulations. Only locally adopted codes and the State Fire Code effect these structures. Andy Musz suggested that the Building Code Review Board may have provided for exceptions to the state fire code that the sub-committee was not aware of. John Bergeron reported that a representative from the State Fire Marshal's Office will attend the meeting on July 12. John will inform her of this and other concerns before that meeting.

9:00A motion for adjournment (Dan Ware) was seconded (Chuck Townsend) and approved.

Respectfully Submitted,

Charles Townsend

TOWN OF CANAAN
PLANNING BOARD

PLANNING BOARD MEETING

JUN 28, 2007

PRESENT: John Bergeron – Vice Chairman, Jay Waldner – Selectman, Steve Ward, Cliff Rudder – Alt., Andrew Musz – Chairman, Joe Frazier, Dan Ware.

7:15 Vice Chairman Bergeron called the meeting to order.
Minutes for the meeting of June 14, 2007 were read. Motion made by Dan Ware – second by Jay Waldner to accept minutes as amended – motion carries.
Chairman Musz arrives and appoints Cliff Rudder to act in place of Charles Townsend for the purposes of this meeting
Correspondence:
Advertisement

7:30 Preliminary review for Bruce Averine for a Minor Subdivision Map 16 Lot 28. Tabled until the next meeting to explain where the drive way is located.

Committee Reports:

CIP – Steve Ward reports that there are 9 meeting planned for each Monday and that we will be interviewing most of the Department Heads in the next few meetings. The Trustees of the Trust Fund were in at the last meeting and explained how the money in the Trust Fund is accounted for and how it is removed. The CIP Committee still has not heard from the Schools, however, Dana is still working on getting the information from them.

John Bergeron presented some changes to the driveway permit after having some discussion with the Select Board. Motion made by John Bergeron to approve the new Drive Way Permit Application for consideration by the Select Board – second by Joe Frazier – motion carries.

8:15 Motion made by Dan Ware to adjourn – second by Joe Frazier – motion carries.

Respectfully Submitted:

Daniel B. Ware

TOWN OF CANAAN
PLANNING BOARD

PLANNING BOARD MEETING
JULY12, 2007

Present: Andrew Musz – Chairman, John Bergeron – Vice Chairman, Joe Frazier, Dan Ware, Pete Gibson – Alt, Cliff Rudder – Alt, Jay Waldner – Selectman, Steve Ward.

- 7:00 Chairman Musz calls the meeting to order.
Minutes for June 28, 2007, are read.
Motion made by Jay Waldner to accept as corrected – second by John Bergeron - motion carries.

Correspondence:
Advertisements

The Board received a copy of a letter sent to Select Board from Joe Roberts expressing his concerns with the Jamison request for a Junk Yard Permit.

OEP is having a conference 10/31/07 at Loon Mt. Dealing with Zoning, Planning.

- 7:10 Preliminary Completeness Review for Bruce Averine Map 16 Lot 28 on South Road for a Minor Subdivision.
Appears to be complete for a Public Hearing on August 9, 2007 at 7:30 for 15 minutes.

Preliminary Completeness Review for Zyeman Onacki for a Voluntary Merger Map I-F Lot 43 and Map I-F Lot 42 on Goose Pond Road.
Appears to be complete for a Public Hearing on August 9, 2007, at 7:45 for 10 minutes.

Preliminary Completeness Review for Tony Bishop Minor Subdivision Map 9 Lot 3 on Prospect Hill Road. Lot 1 will be 1.51 acres and has access Lot 2 will be 22.4 acres with DES approval pending.
Appears to be complete for a Public Hearing on August 9, 2007, at 8:00 for 15 minutes.

Preliminary Completeness Review for Glen McKinstry for a Major Subdivision Map 15 – Lot 32A-2.
Appears to be complete for a Public Hearing on August 9, 2007, at 8:15 for 20 minutes.

- 7:45 Final Completeness Review for Jeff Majewski for a Boundary Line Adjustment Map I-E 16 and I-E 17. No change in lot area.
Motion made by John Bergeron to accept the Application as complete – second by Charles Townsend – motion carries.

TOWN OF CANAAN
PLANNING BOARD

- 7:53 Chairman Musz opens the Public Hearing for Jeff Majewski for a Boundary Line Adjustment in accordance with RSA 646:4.
Abutters Present: None
This involves Heather Truman and Jeff Majewski and Susan Sheehy.
There is no change in the lot sizes.
- 7:55 Chairman Musz closes the Public Hearing for Jeff Majewski.
Motion made by Dan Ware to accept the plan as presented – second by Charles Townsend – motion carries.
- 8:02 Final Completeness Hearing for M.W. Caspersen for an Excavation Permit Map 10 Lot 20 with 1342.5 acres off Clark Hill Rd.
Motion made by John Bergeron to accept the Application as complete – second by Jay Waldner – motion carries.
- 8:08 Chairman Musz opens the Public Hearing for M. W. Caspersen for a Excavation Permit in accordance with RSA 646:4 with Rick Evans representing Mr. Caspersen.
Abutters Present: None
This Pit will be 1.8 acres and the plan is for 10 years.
- 8:10 Chairman Musz closes the Public Hearing.
Motion made by Dan Ware to accept the plan as presented – second by Joe Frazier – motion carries. Permit # E-2007-01
- 8:20 Final Completeness Review for Tim Lewis Minor Subdivision Map 9 Lot 75C on Fernwood Farms Rd. The check list is complete, State Subdivision Permit on file, Septic Permits on File, Driveway Permits on file.
Motion made by John Bergeron to accept the Application as complete – second by Steve Ward – motion carries.
- 8:27 Chairman Musz opens the Public Hearing for Tim Lewis for a Minor Subdivision Map 9 Lot 75C on Fernwood Farms Road in accordance with RSA 646:4 with Alan Wilson representing.
Abutters Present: David Auerbach, Julie Clemons, Jonathan Barthwaite.
This will be two lots with lot 75C being 6.09 acres and lot 75C.1 being 2.29 acres. There are no objections from abutters and all Permits are in place.
- 8:35 Chairman Musz closes the Public Hearing.
Motion made by John Bergeron to accept the Plan as presented while the requirements for showing existing structures are waived– second by Steve Ward – motion carries.
- 8:50 Preliminary Completeness Review for Ernest Labombard for a Major Subdivision Map 3 Lot 44 off Grafton Turnpike Rd. and River Rd. for

TOWN OF CANAAN
PLANNING BOARD

seven lots. The Board considers the Application incomplete. Chairman Musz will call the owner and offer a Formal Design Review.

Committee Reports:

CIP – Steve Ward reports that the committee is on track and progressing nicely.

John Bergeron reports that the Drive Way Permit Committee has made progress with the Select Board, however, there are still a couple of changes in the works.

- 9:25 Motion made by Charles Townsend to adjourn – second by Jay Waldner – motion carries.

Respectfully Submitted:

Daniel B. Ware

TOWN OF CANAAN
PLANNING BOARD

PLANNING BOARD MEETING

JULY 28, 2007

PRESENT: John Bergeron – Vice Chairman, Cliff Rudder – Alt., Dan Ware, Jay Waldner – Selectman, Charles Townsend, Steve Ward, Pete Gibson – Alt., Andrew Musz – Chairman arrives at 8:00PM.

- 7:05 Vice Chairman Bergeron calls the meeting to order. Minutes for the meeting of July 12, 2007, are read. Motion made by Charles Townsend to accept minutes as amended – second by Steve Ward – motion carries.

Correspondence:

UVLSRPC sent a note asking the Board what services they could provide.

Committee Reports:

CIP: Steve Ward reports that at the next meeting the committee would be voting on request from Department Heads to put in the plan.

- 7:19 Anson Smith has had a transportation study done and would like to present that report to the public. There will be a Design Review on August 9, 2007, at 8:35.

- 7:25 Stephanie Johnson from the Fire Marshals office arrives to give a review of the driveway and road requirements. This deals with NFPA 1 CH 18 in the 2003 Edition. This is a long discussion and she will email some information to John Bergeron for use by the Board.

- 8:00 Chairman Musz arrives and appoints Pete Gibson to act in place of Joe Frazier for the purposes of this meeting.

There is a discussion about the Zoning Ordinance and how to present it for a vote at the next town meeting. This will be visited again at the meeting on August 23, 2007.

- 8:45 Motion made by Charles Townsend to adjourn – second by Steve Ward – motion carries.

Respectfully Submitted:

Daniel B. Ware

TOWN OF CANAAN
PLANNING BOARD

PLANNING BOARD MEETING
AUGUST 9, 2007

PRESENT: Andrew Musz – Chairman, Steve Ward, Dan Ware, Joe Frazier, John Bergeron – Vice Chairman, Jay Waldner – Selectman.

- 7:05 Chairman Musz calls the meeting to order.
Minutes for the meeting of July 28, 2007, were read.
Motion made by Jay Waldner to accept minutes as amended – second by John Bergeron – motion carries.

Correspondence: None

Chairman Musz reports that he has responded to the letter from UVLSRPC.

CIP Steve Ward reports that at the next meeting the committee will review the draft report and that the final report should be ready by the end of August.

PRIVATE ROAD COMMITTEE: John Bergeron reports that the committee is waiting for information from the Fire Marshals Office.

- 7:15 Preliminary Completeness Review for William & Ann Richwagen for a Voluntary Merger on Map I-F Lot 47 & 48 – Goose Pond Road.
Appears to be complete for a Public Hearing on September 13, 2007, at 7:30 for 15 minutes.
- 7:25 Preliminary Completeness Review for Zygmunt J. Onacki & Joann N. Onacki for a Voluntary Merger – Map 1 Lot 42 & 43 on Goose Pond Road.
Motion made by Jay Waldner to defer to the land owner which has provided all the information required and information from the Board, causing the Hearing to not be noticed and allow the plan to go to final hearing waiving the abutter notification – second by John Bergeron – motion carries.
- 7:30 Final Completeness Review for a Minor Subdivision for Bruce Averine Map 16 Lot 28 on South Road. Check List is complete – has all permits.
Motion made by Dan Ware to accept application as complete for a Final Hearing – second by Joe Frazier – motion carries.
- 7:35 Chairman Musz open the Public Hearing for Bruce Averine for a Minor Subdivision on Map 16 Lot 28 – South Road and Englehardt Lane in accordance with RSA 646:4 with Mr. Lozeau representing Mr. Averine.
Abutters Present: Patricia & Robert Danielson.
This is 1.8 acres from 6.83 acres bordering on Englehardt Lane and South Road. There is Driveway Permit across from Wescott Road. The Wetland have been mapped.

TOWN OF CANAAN
PLANNING BOARD

- 7:40 Chairman closes the Public Hearing for Bruce Averine for a Minor Subdivision.
Motion made by John Bergeron to accept the plan as presented allowing that the driveway is less than 50 feet from an intersection contrary to driveway regulations for the purposes of retaining site distance and approved by the Road Agent for this purpose – second by Joe Frazier – motion carries.
- 7:45 Final Completeness Review for Zygmunt J. Onacki & Joann Onacki for a Minor Subdivision (Voluntary Merger) on Map 1 Lot 42 & 43 on Goose Pond Road.
Motion made by Dan Ware to accept the application as complete – second by Joe Frazier – motion carries.
Motion made by Jay Waldner to accept the Merger as presented – second by John Bergeron – motion carries.
- 8:00 Final Completeness Review for Anthony S. Bishop for a Minor Subdivision on Map 9 – Lot 37 Prospect Hill Road. Check List is complete and State Subdivision is approved.
Motion made by Dan Ware to accept the application as complete – second by Joe Frazier – motion carries.
- 8:05 Chairman Musz opens the Public Hearing for Anthony S. Bishop for a Minor Subdivision on Map 9 Lot 37 Prospect Hill Road in accordance with RSA 646:4 with Scott Sanborn representing Mr. Bishop.
Abutters Present: None
Lot 1 will be 1.51 acres with a dwelling in place and lot 2 will be 22.4 acres. There is a driveway in place for Lot 1 and frontage available for a driveway for Lot 2.
- 8:10 Chairman Musz closes the Public Hearing for Anthony S. Bishop.

Motion made by John Bergeron to accept the plan as presented – second by Jay Waldner – motion carries.
- 8:15 Final Completeness Review for Glen D. McKinstry for a Major Subdivision Map 15 Lot 32A-2 on Foliage View Lane – Chairman Musz withdraws himself and turns the over to Vice Chairman Bergeron.
Motion made by Dan Ware to accept the application as complete – second by Steve Ward – motion carries.
- 8:25 Vice Chairman Bergeron opens the Public Hearing for Glen D. McKinstry for a Major Subdivision Map 15 Lot 32A-2 on Foliage View Lane in accordance with RSA 646:4
Abutters Present: None

TOWN OF CANAAN
PLANNING BOARD

This is six lots on a Foliage View lane that is a private road. All lots are over 5 acres and all permits are in place.

8:28 Vice Chairman Bergeron closes the Public Hearing for Glen D. McKinstry.

Motion made by Dan Ware to accept the plan as presented – second by Steve Ward – motion carries.

Motion made by Dan Ware to authorize Vice Chairman Bergeron to sign the Mylar when it becomes available – second by Joe Frazier – motion carries.

8:30 Chairman Musz opens the Public Hearing for a Formal Design Review for Ernest J. Labombard with Alan Wilson representing Mr. Labombard in accordance with RSA 646:4 Map 3 Lot 44 Major Subdivision on River and Turnpike Road.

Abutters Present: None

This is on a Private Road that will have to have an engineer sign off on and the turn around will have to be approved by the Fire Chief or his representative. All lots have access to the private road with exception of one which is yet to be defined.

8:43 Chairman Musz closes the Formal Design Review for Ernest J. Labombard.

8:45 Chairman Musz opens the Public Hearing for a Formal Design Review to Anson & Genevieve Smith Map 12 Lot 8 on Fernwood Farms Road in accordance with RSA 646:4 with Ned Connell representing.

Abutters Present:

Jim Swainamer, Chalirs Swainamer, Joe Thompson

This is to present the transportation study done by Ned Connell.

This is an extensive study of which a copy was provided to each Board Member. The study is explained. The lot is 75 acres and will have 23 lots.

9:35 Chairman Musz continues the hearing until August 23, 2007 at 7:30.

9:36 Motion made by Dan Ware to adjourn – second by Joe Frazier – motion carries.

Respectfully Submitted:

Daniel B. Ware

TOWN OF CANAAN
PLANNING BOARD

PLANNING BOARD MEETING
AUGUST 23, 2007

PRESENT: John Bergeron – Vice Chairman, Dan Ware, Steve Ward, Jay Waldner – Selectman, Pete Gibson, Charles Townsend, Joe Frazier.

7:05 Vice Chairman Bergeron call the meeting to order and appoints Pete Gibson to act in place of Andrew Musz for the purposes of this meeting. Minutes for the meeting of August 9, 2007 are read. Motion made by Jay Waldner to accept the minutes as amended – second by Steve Ward – motion carries.

Correspondence:

Municipal Law Lecture series in Hanover 10/17, 10/24 and 10/31

OEP conference on Planning and Zoning at Loon Mt. 10/13

UVLSRPC meeting 8/28 to discuss 10 year plan and introduce their new director.

All correspondence will be in the town office for review.

September 13, 2007 at 7:30 will be discussion of Drive way permit applications.

Committee Reports:

CIP – Report to Planning Board is being repaired and will be available September 13, 2007.

7:30 Vice Chairman Bergeron opens the continued hearing for Anson Smith for a Design Review Map 12 Lot 8 Major Subdivision with Ned Connell representing Mr. Smith.

Abutters Present: None

Consensus of the Board and the land owner is that the land owner will widen that portion of the road approximately 450 feet south of the subdivision entrance prior to a building permit being issued for lot 11 and will put up a escrow account to accommodate that end, subject to review on final approval.

8:35 Vice Chairman Bergeron closes the Formal Design Review for Anson Smith.

8:40 Discussion concerning a Zoning Ordinance. Several questions arise. How to change the failed ordinance so that it will pass? What groups of people should be talked to? What is the best avenue of approach to convince the voters to accept the ordinance. This topic will be discussed again at a future meeting when the Chairman is present.

9:00 Discussion on the process for a Voluntary Merger. There is no requirement for a formal notice for a voluntary merger. There has never

TOWN OF CANAAN
PLANNING BOARD

been a formal notice for a voluntary merger and the Board sees no reason to change that policy.

Motion made by Charles Townsend and seconded by Joe Frazier to accept the Voluntary Merger for William and Ann Richwagen Map 1-F Lot 47 & 48

The Board signs the Voluntary Merger for William and Ann Richwagen Map 1-F Lot 47 & 48 on Goose Pond Rd.

9:05 Motion made by Dan Ware to adjourn – second by Steve Ward – motion carries.

Respectfully Submitted:

Daniel B. Ware

TOWN OF CANAAN
PLANNING BOARD

PLANNING BOARD MEETING
SEPTEMBER 13, 2007

PRESENT: Andrew Musz – Chairman, Peter Gibson – Alt, Dan Ware, John Bergeron – Vice Chairman, Joe Frazier, Charles Townsend.

- 7:15 Chairman Musz calls the meeting to order and appoints Peter Gibson to act in place of Steve Ward for purposes of this meeting.
Minutes of the meeting for August 23, 2007, are read.
Motion made by Charles Townsend to accept the minutes as amended – second by John Bergeron.

Correspondence:

Planning Board will meet with Budget Committee to present the 2008 Planning Board budget on September 20, 2007.

The Board received a letter from Dave Barney concerning the June 14th Planning Board meeting and discussion of the CIP Committee report to the board, of a discussion that took place at the June 13th CIP meeting. Dave's concern is that the CIP update stated that the CIP Committee should report to the Budget Committee. Dave says this is not what was said. His contention is that the CIP Committee should be appointed by the Select Board and report to them in view of the Warrant Article that was voted on and passed allowing the Select to appoint the CIP Committee. Dave has requested that Steve Ward change his CIP Committee report to the Planning Board of the CIP Committee meeting to reflex that. On behave of Steve Ward and in his absents Dan Ware will state that the report to the Planning Board on June 14th concerning the CIP Committee meeting on the June 13th CIP Committee meeting was in error. The report from the CIP Committee of the June 13th meeting should state that the discussion at that meeting was that, Dave Barney felt that the CIP Committee should be appointed by the Select Board and report directly to the Select Board.

- 7:40 Drive Way Permit Applications – John Bergeron will email a copy to the board members when it is complete.

CIP Committee: Presented the Draft copy of the 2007 CIP Committee report to the Planning Board. There was discussion as to how this compared historically to reports from years past. In terms of numbers it compared fairly closely. John Bergeron was concerned that there were several years that building maintenance had no money listed. It was explained that the Select Board plans to have a consultant to help decide what to do with Emergency Services buildings and it will addressed at that time.

Motion made by Charles Townsend to accept the CIP Committee Report as presented and forwarded to the Select Board – Second by John Bergeron – motion carries.

TOWN OF CANAAN
PLANNING BOARD

- 8:30 Preliminary Completeness Review for Paul & Tammy Richardson for a Minor Subdivision on Map 17 Lot 59H – Fernwood Farms Road. Lot 1 will be 2.15 acres and Lot 2 will be 13.75 acres.

Appears to be complete for a Public Hearing on October 11, 2007, at 7:15 for 15 minutes.

Preliminary Completeness Review for David Zani for a Minor Subdivision Map 17 Lot 75F. Lot 76G will be 2.88 acres, Lot 76G-1 will be 2.74 acres and Lot 76G-2 will be 1.82 acres.

Check list is complete and there is State Subdivision Approval.

Appears to be complete for a Public Hearing on October 11, 2007, at 7:30 for 15 minutes.

- 9:18 Motion made by Charles Townsend to adjourn – second by John Bergeron – motion carries.

Respectfully Submitted:

Daniel B. Ware

PLANNING BOARD MEETING
SEPTEMBER 27, 2007

PRESENT: Andrew Musz – Chairman, John Bergeron – Vice Chairman, Steve Ward, Joe Frazier, Peter Gibson – Alt, Charles Townsend, Dan Ware, Jay Waldner - Selectman

- 7:00 Chairman Musz calls the meeting to order, Minutes for September 13, 2007, are read. Motion made by Charles Townsend to accept the minutes as corrected – second by John Bergeron – motion carries.

Correspondence:

The board received a copy of Chapter 6 for use in preparing a CIP report.

- 7:30 There is a discussion concerning Zoning. It was decided to schedule a public meeting November 3, 2007, to gain some insight as to how to proceed and that the process for that meeting will be discussed at the October 11, 2007, meeting.

- 8:13 The new Driveway Permit was presented. Motion made by Dan Ware to accept the new permit application as presented with a slight change noted – second by Joe Frazier – motion carries.

Class VI roads and Private road revision is discussed. This will be discussed again at October 11, 2007, meeting.

- 9:10 Motion made by Jay Waldner to adjourn – second by Steve Ward – motion carries.

Respectfully Submitted:
Daniel B. Ware

Canaan Planning Board

Minutes

Meeting on October 11, 2007

7:05 Call to order by Andy Musz.

Members Present: Andrew Musz (Chair), John Bergeron, Joe Frazier, Pete Gibson (Alternate), Charles Townsend, Jay Waldner and Steve Ward. Pete Gibson was appointed as a voting member for the session, filling Dan Ware's seat.

Charles Townsend read minutes of September 27, 2007. Acceptance with changes was moved by Jay Waldner with a second by Joe Frazier, and approved as amended.

Correspondence:

The Board received an offer from the UVLSRPC for copies of the "New Hampshire Planning and Land Use Regulation" handbook for the coming year at \$8.00. The price would go to \$56.00 apiece after October 15. Andy will request funding for 12 copies at \$8 and 1 CD version at \$13, for use by Board members, alternates and the Town office, recognizing that there is no longer money available in the budget for the Planning Board.

PB reviewed additional newsletters and brochures received.

7:15 Public Hearing – Paul & Tami Richardson, Minor Subdivision, Map 17 Lot 59H

The Planning Board reviewed the application. Motion that it appears complete for public hearing was made by John, seconded by Joe, and approved. The public meeting was opened with Scott Hazelton presenting the plan. The Richardsons were not present. Scott Hazelton was present as an abutter as well as an engineer.

The plan is to create two lots, of 2.19 and 13.75 acres. Scott reported that the subdivision had State approval but the paperwork had not arrived. The public meeting was closed at 7:25. Chuck made and Joe seconded a motion to approve the subdivision contingent on the Chair reviewing the Mylar and finding all required information properly completed. The motion passed.

7:30 Public Hearing – David M. & Michael D. Zani, Minor Subdivision and Lot Line Adjustment, Map 17 Lot 76G

The Planning Board reviewed the application. Motion that it appears complete for public hearing was made by John, seconded by Joe, and approved. The public meeting was opened with Alan Wilson speaking in support of the plan. David Zani was present. No abutters were present.

The plan would transfer a piece of land at the back of the lot to Wendy Bagley. The remaining land would be divided to create three lots. The front lot has an existing driveway. The two back lots would be accessed through a strip approximately 50 feet wide belonging to the new Lot 76G-2 and a right of way across the edge of the front lot, 76G. Use of the right of way was necessary due to the location approved by the State for the second driveway. It was suggested that a note on the plan restricting use of the right of way to use by Lots 76G-2 and 76G-1 would be in order. The meeting was closed at 7:43. Chuck made and Steve seconded a motion to approve the subdivision contingent on the Chair reviewing the Mylar and finding the additional note restricting the use of the right of way. The motion passed.

7:48 Conceptual Hearing – Roberge and Main, Minor Subdivision

The plan presented by Alan Wilson, to create two 3.1 acre lots out of a 6.2 acre parcel does not appear to present any problem. An application will be completed.

7:52 Discussion of the noticing and arrangements for a public hearing on the zoning ordinance.

The meeting will be scheduled for Saturday, November 3 at 10:00 am. It will be for two purposes. The Planning Board will gather advice from the public on whether a zoning ordinance should appear on the warrant for town vote in March 2008, and secondly will gather opinions on changes to the ordinance proposed for the March 2007 vote which would make it more likely to be approved if it were again presented to the public. The Chair will prepare the public notice. Additional publicity will come from press release and letters to newspapers and notice on the Town website.

8:08 Discussion of the Class VI and Private Road Policy

The Board discussed the private road definition, and the inclusion of driveways in the definition. There was discussion of the prominent placement of the Fire Code access regulations, which affect all new construction, in a document that was intended to clarify the requirements and procedures for issuing building permits on Class VI and private roads. Andy proposed that a separate Building Permit policy, incorporating the fire code might be best. Jay and John thought that a fire code access summary should be kept as an appendix to the Class VI and private road policy. The subcommittee which has worked on the document will reconvene to try to formulate a revision that will satisfy Board member concerns.

9:40 Preliminary completeness Reviews

A plan from Chris and Debra Kierstead for subdivision of Lot 62 into two parcels, of 1.03 and 8.7 acres, was reviewed. The smaller parcel has septic approval from the state issued in 2004, but the approved site is not shown on the plan. Jay moved to declare the application sufficiently complete for scheduling of a public hearing. The motion was seconded by Steve and approved for public hearing on November 7 at 7:15.

9:48 Steve Ward's motion for adjournment was seconded by Jay Waldner and approved.

Respectfully Submitted,

Charles Townsend

CANAAN PLANNING BOARD MEETING
OCTOBER 25, 2007

PRESENT: John Bergeron – Vice Chairman, Joe Frazier, Dan Ware, Steve Ward, Charles Townsend, Peter Gibson - Alt, Andrew Musz – Chairman, Jay Waldner – Selectman.

7:08 Chairman Musz calls the meeting to order.
The minutes for the meeting of October 10, 2007, were read. Motion made by Jay Waldner to accept the minutes as amended – second by John Bergeron – motion carries.

Correspondence:

Several advertisements were read.

Chairman Musz reports the Mylar for the Richardson Subdivision and the Zani Subdivision have been signed.

The new Planning and Land Use Books have been ordered.

Lori Hildebrandt has resigned her position as the Canaan representative to the UVLSRPC Commission.

7:30 The Canaan Source Water Protection Committee asked to have a letter sent by the board in support of a grant to monitor the Canaan Street Lake for salt and other harmful material.
Motion made by Jay Waldner to authorize the Chairman to sign such a letter and cause it to be sent to proper persons – second by Joe Frazier – motion carries. (Letter Attached)

The copy of the CIP Report dated October 24, 2007, the corrected copy, supercedes any other version. Motion made by Charles Townsend to accept CIP Report as amended to be presented to the Select Board and Budget Committee – second by Dan Ware – motion carries.

The Keirstead Application will be heard December 15, 2007 at 7:15.

There will be a hearing to gather input concerning a zoning ordinance on November 3, 2007 at 10:00am at the Canaan Fire Station.

7:55 Motion made by Charles Townsend to adjourn – second by Joe Frazier – motion carries.

Respectfully Submitted:
Daniel B. Ware

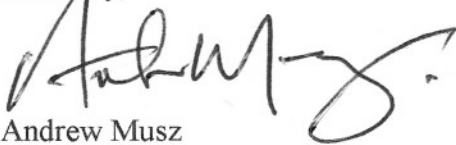
TOWN OF CANAAN
PLANNING BOARD
PO Box 38
Canaan, NH 03741

October 25, 2007

To:
Drinking Water and Groundwater Bureau
New Hampshire Department of Environmental Services
PO Box 95
Concord NH 03302

The Canaan Planning Supports the Canaan Street Lake Watershed 2008-grant application and has done so by vote of the Board on this date. The Board is familiar with the watershed protection plan which was incorporated into our Master Plan in 2006. If we are to maintain and improve our water quality, our watershed needs protection measures. The 2008 grant request will provide some additional protection for Canaan's municipal public water supply, as well as that of non-municipal public water systems located at Cardigan Mountain School and Crescent campsites. At this early point in our management plan, public education may be the most productive protection step. We also need to better understand what is happening in our watershed, and with additional testing we expect to locate problem areas and identify protection activities. Additionally the Board is actively exploring zoning options for watershed protection.

Sincerely,

A handwritten signature in black ink, appearing to read 'Andrew Musz', with a stylized flourish at the end.

Andrew Musz
Chairman

Canaan Planning Board

Minutes

Special Public Meeting on November 3, 2007

10:05 Call to order by Andy Musz.

Members Present: Andrew Musz (Chair), John Bergeron, Joe Frazier, Pete Gibson (Alternate), Cliff Rudder (Alternate), and Charles Townsend. About 25 people attended in the public seats.

Andy Musz – The reason for the meeting is to get public input on whether a zoning ordinance should be prepared again for a vote on the 2008 town warrant, and if so to receive input on changes which would make it more acceptable to the voters.

Jim Laffan – The zoning ordinance should be presented again. The Town needs an ordinance before the next surge in housing. We are becoming a bedroom community for new Lebanon/Hanover business employees. The Planning Board has little power to control large developments that are coming. Townspeople were not sufficiently educated about the ordinance before the last vote.

Milt Wilson – There are hard feelings among people that it is coming back again so soon.

Ted Fontaine – There is no new information available at this meeting. Can't fathom cluster housing – putting more houses on property as a way to preserve open land.

John Bergeron – Cluster housing allows a developer to put housing in a smaller area, surrounded by protected and undeveloped land. Developers sometimes prefer to have shorter roads and intensive use of the area that is most attractive for development. Neighbors like to have new developments shielded from view.

Ted F. – Last year there were two rural district designations. Where are the Rural 1 and Rural 2 districts in the ordinance now?

Andy M. – If there ever was discussion of two rural designations, it was early in the preparation process and eliminated well before the preparation of last year's proposed ordinance.

Cliff Rudder – Zoning does not have to be bad. Snowball growth has to be prevented. But if it were presented again, the people who were against zoning would be stronger against it than before.

Ruth Conwell – We need zoning, but it should not be on the ballot this year. There should be opportunities for public input.

Sharron Chiodo – How would the 180-day limitation of residence in RVs affect their use at Crescent Campsite?

John B. – As the ordinance is written, vehicles can remain in place for longer than 180 days, but no single resident would stay in one more than 180 days.

Sharron C. – Ordinance as it is written could be misconstrued by future officials.

John B. – We may be able to fine-tune the wording.

Ted F. – If a residence burns down and the owner has to live in an RV while it is being reconstructed, do they have to leave it after 180 days? There should be a clause that allows exceptions.

How will the zoning ordinance affect ability to make new water and sewage connections in the Canaan Village area? No connections are available now.

Andy M. – Zoning has no bearing on this. Capacity of the Town septic plant already restricts new development in the septic area. The select board is struggling with how to increase the capacity.

Cliff R. – Would the ordinance affect how long a family uses an RV on their own land? Residents should not be restricted on their own land.

Andy M. – The ordinance can allow living in an RV if the public wants it.

Helen Skeist – Taking out the section on RVs makes sense.

In judging an ordinance people should think of a large undeveloped parcel that they know, and think of the worst thing that could happen there. Would you wish there were some regulation of how it could be changed?

Carole Cushman – The minimum of 75 feet frontage in Canaan Village concerns some people. The two-acre minimum front lot size in the rural areas has some people concerned.

Ted F. – If I wanted to divide a five-acre lot, I should be able to decide to put the three acres in the front where I live and put two acres into the new back lot. The 50-foot front lot frontage doesn't make sense.

John B. – The 50 feet is the setback that would be required for new construction on rural lots, not a road frontage. It controls how close to a lot line a building may be placed.

Andy M. – The Planning Board has limited responsibilities. A zoning ordinance would add site plan review, the ability to consider what occurs on a property as well as subdivision.

Ted F. – We don't want big-city controls. We won't become a big city because of the steepness and wetness of most of the Town land.

Milt W. – Beautiful homes are being built in Canaan without zoning. The PB should not worry about RVs and should allow people to do what they want. The business next door to the fire station is over 35 feet high. It would not be allowed under the proposed ordinance, and it's a good addition to the town.

Andy M. – State law requires a zoning ordinance to include a maximum height. The fire department recommended 35 feet considering the equipment they have.

Milt W. – The ordinance expands on state wetland regulations. The State regulations are already very stringent.

John B. – The ordinance sets a 75-foot limitation for construction near wetlands, the same as the State. The State regulates what can occur in a reservoir itself, but has no regulations covering the watershed.

Joe F. – The Source Water Protection Study made the recommendations for additional protection of the watershed.

Milt W. – The 3-acre lot size is unnecessary.

Telecommunications are essential, and should not be limited.

John B. – The intent is to limit towers where antennae could be hidden in current structures.

Milt W. – Why should the Historic District have different regulations on towers than the rest of Town?

Joe F. – Telecommunication antennae could bring income to the Town if they were mounted in the Town House steeple.

Milt W. – Non-conforming structures on a building's foundation should be allowed without regulation.

John B. – A person rebuilding within a year can use the grandfathered building location. The ordinance would have required the specified setback if rebuilding took more than a year.

Helen S. – The ordinance might be changed to allow rebuilding at the same site while the property has the same owner. Or if that would not be legal, there could be a 30-year limit to allow an owner time to rebuild.

Milt W. – Home-based business is the backbone of the economy. Why should there be a limit of two non-resident employees?

Andy M. – The intent was to distinguish between a home-based business and a commercial enterprise. Currently operating home-based business would not be affected.

Gary Moses – We need to protect opportunities for home-based business. We need to allow time for everyone in town to work together and be involved in planning a new ordinance, not just the representatives of the older generation who are speaking here.

Andy M. – Last year we advertised and had 12 public meetings like the one today, asking for input. We need to base a proposal on the input from the people who do take part. Today we have heard concerns about some specific issues that we need to look at further.

Joe F. – In developing the ordinance we were very concerned about small business, and wanted to plan for home-based businesses that grow. All parts of the Town need to be active, and we need to get neighbors involved in planning.

Milt W. – People do not go to meetings. They vote. They voted against zoning, and they won't like to see it come up again.

Ted F. – If the PB had brought the original proposal and shown the changes we were proposing, and had maps and sent them out so everyone knew what the PB was proposing, we wouldn't be wasting so much time.

Gerald Shambo – The Town has only grown by 1,200 people in 50 years. It used to have a lot more business than it has now. Our taxes grow every year and we can't afford them. Zoning would make real estate taxes go up. Only a small elite wants zoning.

Milt W. – Controversy at a meeting is good. The PB should not move toward zoning this year, but should keep getting input.

Cliff R. – There should be a booth at Old Home Days to broaden public understanding of the issues and to inform public opinion.

Denis Salvail – The Town voted against zoning and should not have to vote again. If we have a problem with a neighbor, it should be resolved by talking with the neighbor. Natural regulation can solve problems without intrusive controlling ordinances. If the PB got information out, decisions would not be made by a few people.

12:15 The meeting is adjourned. The Planning Board will consider what it heard at its next regular meeting on November 8.

Respectfully Submitted,

Charles Townsend

Canaan Planning Board

Minutes

Meeting on November 8, 2007

7:05 Call to order by Andy Musz.

Members Present: Andrew Musz (Chair), John Bergeron, Joe Frazier, Pete Gibson (Alternate), Charles Townsend, Jay Waldner and Steve Ward. Pete Gibson was appointed as a voting member for the session, filling Dan Ware's seat.

Andy Musz read minutes of October 25, 2007. Chuck Townsend moved acceptance with changes. Jay Waldner seconded the motion. Chuck will insert changes and distribute the final minutes.

Correspondence:

The Board received information from the Office of Energy and Planning regarding the National Flood Insurance Program. A public hearing will be needed to review the proposed amendments to the Canaan floodplain ordinance. Hearing is scheduled for the regular meeting on December 13th. The replacement ordinance will be placed on the ballot for acceptance in March of 2008.

PB received notification of Upper Valley Lake Sunapee Regional Planning Commission dues for the coming year, with information concerning the services that membership provides. Part of the membership cost may be applied to services requested from UVLSRPC during the year.

7:15 Discussion of Public Hearing on November 3

The Planning Board reviewed and corrected the minutes taken during the meeting. PB discussed the value of comments elicited at the meeting, and welcomed them as useful in future work. Denis Salvail presented a petition opposing including a zoning ordinance on the March Town meeting warrant. It was presented as having signatures of 260 Canaan residents.

There was discussion including public attendees of ways to improve notification of future meetings for Town residents and to gain town input. Suggestions included having an Old Home Days booth, posting notices where they can be discussed, such as at Papa Z's, Evans and Pleasant Valley Store, creating an email notification list, placing transaction ads in both the *Valley News* and the *Spectator*, and planting roadside signs.

Motion was made by Chuck Townsend that the Planning Board not submit a zoning ordinance for consideration on the March 2008 Town warrant. Motion was seconded by Joe Frazier and passed. No further consideration of zoning will be scheduled until the beginning of the next year.

Andy Musz provided clarification of the emergency zoning law provided by State statute. The emergency zoning is limited and inflexible. It applies only to subdivisions for which no public hearing has been requested. Any development for which a public hearing has been developed would be judged based on the regulations existing at that time.

8:05 Extension of time requested for completion of road for Highland Estates parcel

The Planning Board had required the owners of the property off West Farms Road known as Highland Estates to complete the road by October 31, or forfeit a \$40,000 bond. The parcel has been sold and the new owner requested an extension until Dec. 31 to complete the road with an engineer's inspection, and until Jan. 31 2008 to submit the inspection report. John Bergeron moved and Chuck Townsend seconded the motion to grant the extension. The motion passed and Andy will write a letter notifying the current owner that the extension has been granted.

8:15 Conceptual Hearing – Alan Wilson

The plan presented by Alan Wilson is to subdivide property with frontage on Fernwood Farms Road. Subdivision would create a 7-acre front lot with access from Fernwood Farms Road and a 5-acre back lot to be accessed from Amanda Lane, a private road. The discussion concerned whether Amanda Lane would have to be improved to Town standards. Two or more residences already use Amanda Lane for access. The sense of the PB is that Amanda Lane would need to be improved up to the driveway to the new 5-acre lot and that a maintenance plan for the road would have to be developed

8:20 Completeness review – Ernest Labombard 8-lot subdivision along Wolfson Spring Drive

Seven of the proposed lots are five acres or more. Lot 44.10 is 2.9 +/- acres, and the required information for that lot was included with the request. The subdivision was judged complete for a public hearing on Dec. 13.

8:40 Other business

Andy Musz noted that Daniel Ware and Steve Ward will have their term of office end in March 2008 and their seats will be open for election.

Jay Waldner announced his resignation from the Select Board as of the end of the month. Planning Board members wished him well on his new endeavors in Kenya.

8:48 Chuck Townsend's motion for adjournment was seconded by Steve Ward and approved.

Respectfully Submitted,

Charles Townsend

Canaan Planning Board
Approved Minutes
Meeting on December 13, 2007

7:03 Call to order by Andy Musz.

Members Present: Andrew Musz (Chair), John Bergeron, Tom Hudgens, Charles Townsend and Steve Ward.

Chuck Townsend read minutes of November 8, 2007. John Bergeron moved acceptance with some changes. Steve Ward seconded the motion.

7:10 Correspondence:

The Board received copies of the **Quick Guide to the NH Right-To-Know Law**, published by the League of Women Voters of the Upper Valley. They were distributed to members present at the meeting.

Other brochures were reviewed and set aside for filing.

7:15 Public Hearing - Christopher T. & Debra A. Kierstead Minor Subdivision on DeRush Road

Applicants applied for and were issued a driveway permit by the road agent, but the permit was misplaced before it was transferred to the applicants. The road agent has promised to issue a replacement permit.

The State has approved the septic design, but due to a paperwork error, the notice of approval was not returned to the owners in a timely manner.

Motion was made by Chuck Townsend that the Planning Board waive review of the driveway permit and the septic system design approval prior to opening the public hearing on the minor subdivision. Motion seconded by John Bergeron and passed.

John Bergeron moved to accept the application, with the waivers for the current meeting date only, as complete for public hearing. Motion seconded by Steve Ward and passed.

Andy opened the public meeting. Christopher and Debra Kierstead were present. No abutters were present. John Bergeron moved to continue the public hearing until January 10, 2008, at 8:00. Motion seconded by Chuck Townsend and passed.

7:30 Ernest J. LaBombard - Major Subdivision - Creation of 8 Lots; Grafton Turpike & River Road (Wolfson Spring Dr.), Map 3 / Lot 44

Motion to accept the application as complete for hearing, made by John Bergeron and seconded by Steve Ward, was approved.

The hearing was opened. No abutters were present. Alan Wilson was present to speak on behalf of the applicant. Alan reported that he had requested an access review from Fire Chief Bill Bellion and had received two letters in response to his survey. The letters contained conditions that driveways must meet to conform to regulations. In addition Alan confirmed that the access shown to a backlot property would cross wetlands and would need state approval.

Public hearing closed. Motion was made by John Bergeron to approve the subdivision contingent on construction of roads approved by the fire chief and on State wetlands approval. Motion was seconded by Steve Ward and approved.

7:45 Rudy Saporito - Building Permit on a Non-Maintained Town Road; May St., Map 5 / Lot 35

Public hearing was opened. No abutters were present. Erin Darrow was present to speak on behalf of the applicant. Doreen Wyman was present as an interested party.

The building location would be about 1800 feet from currently maintained roadway, and about 500 feet from the Hanover line. Erin met with Bill Bellion and reported that he is looking for an 18 foot wide road with a 1 foot shoulder on each side, with a 20 foot wide drive, and with turn-around provisions on road and driveway.

The public hearing was closed. Motion was made by Chuck Townsend that the chair write a letter to the select board advising them that a road must be built in a manner acceptable to the fire chief, meeting NFPA codes to his satisfaction, that Rudy Saporito would need to file a waiver of responsibility, and that he has to follow other regulations in affect. The motion was seconded by Tom Hudgens and approved.

8:30 Frederick Roesch; Voluntary merger of two lots, Map 17/Lot 58A and Map 17/Lot 58C

Review showed that the merger met the criteria. A motion by John Bergeron that the merger be accepted, was seconded by Chuck townsend and approved.

8:35 Public Hearing: Proposed amendments to the Canaan Floodplain Ordinance

No public was in attendance. The meeting was closed. Motion by Chuck Townsend to submit the revised ordinance for placement on the ballot for acceptance by the town in March of 2008 was seconded by John Bergeron and approved.

8:45 Preliminary completeness review of filed applications

Application from Tim Lewis was judged not complete for public hearing.

9:00 Adjournment motion by Steve Ward was seconded by Thomas Hudgens and approved.