

**Canaan Planning Board**  
Approved Minutes  
Meeting of January 8, 2009

Andrew Musz called the meeting to order at 7:06.

Members present: Andrew Musz, John Bergeron, Joe Frazier, Chuck Townsend, and Steve Ward. Andrew appointed Pete Gibson (alternate) to fill Dan Ware's seat.

Chuck Townsend read the minutes from the December meeting. Motion to accept with corrections was made by John Bergeron, seconded by Steve Ward and unanimously approved.

Correspondence:

- PlanNH – Newsletter
- DES – Notice of application from Goose Pond Development for Map 17 Lot 80
- Gardner, Fulton & Waugh – Municipal Law Update summary and offer of free consulting meeting for Bernie Waugh to discuss the changes with local officials.

7:15 Final Completeness Review:

Scott and Jillian Reed — Minor Subdivision, creation of two lots of 5.18 and 5.11 acres on River Road parcel, Map 3 Lot 44-2. Andrew Musz reviewed the completeness checklist. John Bergeron moved that we accept the application as complete for public hearing. After being seconded by Joe Frazier, the motion was approved.

7:18 Alan Wilson was present representing the applicant. No abutters were present.

7:25 Hearing closed. The property is bounded by the Mascoma River. John Bergeron observed that the mylar included an indicator of the CSPA 250' shoreline protection distance, and that the section of the river bordering the property is probably not covered by the CSPA. Alan Wilson agreed to research whether the delineation was necessary for that section of the river. John Bergeron moved to accept the application subject to receipt of a corrected mylar if the CSPA delineation is not applicable. The second was from Chuck Townsend and the motion was approved.

7:35 Other Business:

Chuck Townsend suggested that an addition was needed to the subdivision checklist to reflect the requirements of the Comprehensive Shoreline Protection Act. John Bergeron will prepare wording relative to the need for a CSPA permit and delineation of the CSPA affected area.

Andrew Musz asked whether we should take up the offer for a meeting with Bernie Waugh, and the board agreed that Andrew will invite him to attend during March 12 or March 26 meeting.

7:45 Motion to adjourn was made by Chuck Townsend, seconded by Steve Ward and passed.

Respectfully submitted,

Chuck Townsend, Acting Scribe

**Canaan Planning Board**  
Approved Minutes  
Meeting of February 12, 2009

Andrew Musz called the meeting to order at 7:10.

Members present: Andrew Musz, John Bergeron, Joe Frazier, Tim Lewis, Chuck Townsend, and Steve Ward.

The January 22<sup>nd</sup> meeting having been cancelled, Chuck Townsend read the minutes from the meeting on January 8<sup>th</sup>. Motion to accept as read was made by Steve Ward, seconded by Joe Frazier and unanimously approved.

**Correspondence:**

- Received clarification of the non-public right-of-way owned by the State of New Hampshire Dept. of Resources and Economic Development over land owned by Charles and Nancy Neily (Map 8 Lot 36) and Robert and Teresa Lawler (Map 8 Lot 36-1).

**Other Routine Business:**

Andrew Musz received and signed a revised mylar for the Jillian and Scott Read subdivision approved subject to receipt of a corrected mylar at the January 8, 2009 meeting.

Andrew announced that Bernie Waugh, the Town attorney, has agreed to join us at 7:30 on March 12<sup>th</sup> to discuss recent changes in state law that affect the operation of Canaan's boards and agencies. Tim Lewis and Andrew Musz will publicize the meeting.

**Discussion of proposed changes to regulations:**

John Bergeron presented proposed additions to the Minor and Major Subdivision Checklists on pages 10 and 11 of Canaan's **Subdivision Regulations**, to require Comprehensive Shoreline Protection Act boundary delineation and CSPA permit. Chuck Townsend suggested adding "if applicable" to each of the requirements. Tim Lewis noted that the "Private Road" definition on page 1 is no longer adequate. The board decided to spend additional time reviewing the regulations before scheduling a public hearing at which changes could be approved. Additional discussion of changes will be scheduled during the meeting on February 26<sup>th</sup>.

**8:00 Preliminary Completeness Review:**

Cecilia Johnson – Minor subdivision on Stark Hill Road, Map 6 Lot 69B. Two lots would be created, of 2.65<sup>+/-</sup> and 2.46<sup>+/-</sup> acres. Andrew Musz reviewed the completeness checklist. John Bergeron moved that we accept the application as complete for public hearing. After being seconded by Chuck Townsend, the motion was approved for hearing on February 26<sup>th</sup> at 7:15.

**8:15 Adjournment:**

Motion to adjourn was made by Chuck Townsend, seconded by John Bergeron and passed.

Respectfully submitted,

Chuck Townsend, Acting Scribe

**Canaan Planning Board**  
Approved Minutes  
Meeting of February 26, 2009

Andrew Musz called the meeting to order at 7:05.

Members present: Andrew Musz, John Bergeron, Pete Gibson (alternate), Tim Lewis, Chuck Townsend, and Steve Ward. Andrew Musz appointed Pete Gibson to Dan Ware's seat.

Chuck Townsend read the minutes from the meeting on February 12<sup>th</sup>. Motion to accept as read was made by John Bergeron, seconded by Steve Ward and unanimously approved.

**7:08 Conceptual Review:**

Allen Wilson appeared on behalf of Vandall Family LLC to discuss creating three lots of 2.6, 2.3 and 3.9 acres, leaving 30<sup>+/-</sup> acres remaining, from Map 17 Lot 58 property. The new lots would be at then end of Corno Rd., and Allen Wilson proposed that the hammerhead turnaround at the road end could be improved as part of the project. All lots would require CSPA permits.

**7:15 Final Completeness review:**

The proposal was for minor subdivision creating two lots from the Map 6 Lot 69B property on Stark Hill Road owned by Cecelia Creighton Johnson. After Andrew Musz read the checklist, Tim Lewis moved that we find the application complete for hearing, John Bergeron provided the second and the motion passed unanimously.

**7:21 Hearing opened:**

Allen Wilson represented Cecelia Creighton Johnson. Neither the applicant nor abutters were present. Two lots would be created, of 2.65<sup>+/-</sup> and 2.46<sup>+/-</sup> acres.

**7:25 Hearing Closed:**

Approval of the application as presented was moved by John Bergeron, seconded by Tim Lewis and unanimously approved.

**7:30 Discussion of changes to subdivision regulations:**

The following areas needing changes were discussed:

- definition of private roads and discontinued roads
- clarification of improvements needed for subdivision on private, Class VI and discontinued roads
- integration of CSPA requirements
- interface between historic district and town subdivision requirements
- subdivision requirements for additional dwellings on a single lot
- striking last sentence of section III f 1 concerning septic systems
- requirement for granite or concrete boundary markers.

Andrew Musz and John Bergeron will prepare proposed revisions to review at the March 26, 2009 planning board meeting.

**8:30 Adjournment:**

Motion to adjourn was made by Chuck Townsend, seconded by John Bergeron and passed.

Respectfully submitted,            Chuck Townsend, Acting Scribe

<b>Minutes</b> approved after Planning Board review on March 12, 2009.
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**Canaan Planning Board**  
Minutes  
Meeting of July 23, 2009

Andrew Musz called the meeting to order at 7:08.

Members present: Andrew Musz, John Bergeron, Pete Gibson (alternate), Chuck Townsend, and Steve Ward. Andrew Musz appointed Pete Gibson to Dan Ware's seat.

Andrew Musz read the minutes from the meeting on July 9<sup>th</sup>. Motion to accept as read was made by Chuck Townsend, seconded by John Bergeron and unanimously approved.

**Correspondence:**

Received permit by notification for Heather Hils' property on Perry Road for culvert or bridge over intermittent stream.

Received notification from Town of Canaan on work restrictions due to budget constraints.

**7:20 Final Completeness Review:**

Motion to find application for minor subdivision of property of William N. & Deborah C. Lyon and Robert & Constance A. Carr complete was made by Steve Ward and seconded by John Bergeron. Approved unanimously.

**7:30 Public Hearing Opened:**

The proposal for the property of William N. & Deborah C. Lyon and Robert & Constance A. Carr was for a second dwelling on a single lot. William Lyons was present. No abutters were present. There was minimal discussion. After Andrew Musz closed the hearing, Pete Gibson moved that we accept the application as presented, Steve Ward provided the second and the motion passed unanimously.

**7:45 Discussion of changes to subdivision regulations:**

Reviewed *Appendix B, Road Standards*, and compared them with recommendations from Bob Scott, Road Agent, and the *Recommended Technical Standards for New Roads*: from UNH Technology Transfer Center. John Bergeron offered to cut and paste from the UNH paper to produce a draft revision for our further discussion. In addition, at the next meeting we will review the forms that the road agent uses to see that they are up-to-date.

**8:30 Adjournment:**

Motion to adjourn was made by John Bergeron, seconded by Pete Gibson and passed.

Respectfully submitted,          Chuck Townsend, Acting Scribe

**Canaan Planning Board**  
Meeting Minutes  
Meeting of August 27, 2009

Andrew Musz called the meeting to order at 7:05.

Members present: Andrew Musz, John Bergeron, Joe Frazier, Pete Gibson (alternate), Chuck Townsend, and Steve Ward. Chair Andrew Musz appointed Pete Gibson to Dan Ware's seat.

Chuck Townsend read the minutes from the meeting on July 23<sup>rd</sup>, as the August 13 meeting was cancelled. Motion to accept as amended was made by Steve Ward, seconded by John Bergeron and unanimously approved.

**7:10 Correspondence:**

Received offer of services as a consulting engineer from T. R. Selling Engineering.

Received letter from Mark Boutin, 323 Rt 118, Canaan, expressing concerns about a second dwelling having been established on a neighboring property without following the necessary procedures. Andrew Musz described his discussions with Mr. Boutin and with Scott Sanborn. At least a public hearing will be required to approve a second dwelling on the property. Mr. Sanborn is preparing subdivision plans for the property. He told Andrew Musz that the mobile home was being stored on the property, but was not connected to a septic system, and that the planning board will receive a subdivision application for the property within a few weeks. A motion was made by Steve Ward that if we do not receive a subdivision application before the first meeting in September, we will request that the Chair write a letter to the property owner requesting clarification of the situation.

**7:30 Presentation: Mascoma River Designation to NH Rivers Management & Protection Program**

The Mascoma River designation process is being managed by Rachel Ruppel from Upper Valley Lake Sunapee Regional Planning Commission, and she described the work she is doing toward designation of the river. Laura Weit, Rivers Coordinator from NH DES described the statewide program. Christine Walker, Executive Director of the UVLSRPC and Dave Barney from Canaan were present to support the presentation.

Once a river is designated, representatives of the towns through which the designated part of the river flows form a local advisory committee. The committee can apply for grants, develop and adopt a river management plan and provide local advisory input to the state permitting process. Representatives from Lebanon initiated the designation process for the Mascoma River. Enfield and Canaan are being asked to join Lebanon in preparing the nomination and participating on the local advisory committee.

The process requires dialogue between towns to develop broad support for the designation and a description of the river's characteristics. The local advisory group is likely to nominate the river to the DES Commissioner some time in the next year. If the Commissioner determines that the nomination meets the requirements of the enabling legislation, the designation would be submitted to the state legislature for approval.

A PDF file describing the Mascoma River project is attached.

**8:30 Preliminary Completeness Review:**

The proposal is for minor subdivision of the property of Richard Roberts and Andrea Roberts, Map 15C Lot 38. The proposal would create a smaller lot at one end of a large lot. The

description of the smaller lot appears complete, but the larger 'remainder' was not completely described. The discussion concerned the need to waive the requirement for the complete description of the 'remainder' section, and how to specify when complete description of property subdivision should be required. Chuck Townsend moved to find the application sufficiently complete for scheduling a public hearing. The motion was seconded by Steve Ward and passed by unanimous vote. The hearing was scheduled for 7:00 on Sept. 10.

**8:45 Other Business:**

The Sept. 10 meeting will include a presentation. In order to accommodate the agenda the starting time of the meeting will be advanced to 6:45. Scheduling the hearing for 7:00 will allow the presentation to begin at 7:15.

In response to a request from the public, the board will all be seated facing the public section of the room.

**8:50 Adjournment:**

Motion to adjourn was made by John Bergeron, seconded by Pete Gibson and passed.

Respectfully submitted,          Chuck Townsend, Acting Scribe

**Canaan Planning Board**  
Meeting Minutes  
Meeting of September 10, 2009

Andrew Musz called the meeting to order at 6:45.

Members present: Andrew Musz, John Bergeron, Joe Frazier, Pete Gibson (alternate), Tim Lewis, Chuck Townsend, and Steve Ward. Chair Andrew Musz appointed Pete Gibson to Dan Ware's seat.

Chuck Townsend read the minutes from the meeting on August 27, 2009. Motion to accept as amended was made by Steve Ward, seconded by John Bergeron and unanimously approved.

**No Correspondence**

**Routine Business:**

Having received no plans from Ed Lary, in accordance with the motion made at the meeting on August 27, Chair Andrew Musz will write Ed Lary asking for the plans for the unoccupied mobile home on his property—will he subdivide or apply for an additional dwelling.

**6:54 Final Completeness Review:**

Minor subdivision of property on Canaan St. owned by Richard Roberts and Andrea Roberts, Map 15C Lot 38. The proposal would create a smaller lot at one end of a large lot. Scott Sanborn presented a revised map and state subdivision approval for the property. Andrew Musz reviewed the requirements. Motion to accept as complete was made by John Bergeron and seconded by Chuck Townsend, approved unanimously.

**7:07 Public Hearing:**

Andrew Musz opened the hearing. Scott Sanborn was present representing Mr. and Mrs. Roberts. A new lot of 3.0 acres was to be formed leaving a remainder lot of 6.7 acres. There were no abutters present and no public comment.

The public hearing was closed. A motion to accept the subdivision as presented was made by John Bergeron, seconded by Joe Frazier, and unanimously approved.

**7:20 Discussion: Protecting Water Quality at Canaan Street Lake**

June Hammond Rowan from the Center for the Environment at Plymouth State University is preparing the report with three graduate students as part of a Land Use Planning Seminar. On December 10 the group will present their recommendations for new town regulations that would protect the quality of the lake water.

**7:50 Public Hearing on Removal of Trees from Scenic Roads:**

Road Agent Robert Scott described his plans to clear trees along Beech Cobble and Gould Roads to improve exposure of the roads to the sky to hasten drying in the spring. Andrew Musz reviewed RSA231:158 regulating maintenance along designated scenic roads. Discussion was opened on whether scenic roads should be improved, or whether poor conditions were acceptable if necessary to keep their scenic character. Philip Ferneau, Dave Barney and George Shadowens, residents with property on Gould Road, spoke in favor of maintaining its scenic properties.

A motion was made by Steve Ward, and seconded by Joe Frazier, to request that the road agent mark with plastic ribbon those trees along Beech Cobble and Gould Roads which he believes should be removed for public safety reasons, the marking to take place by Sept. 24, allowing planning board members and the public to review the planned cut. Motion was approved unanimously.

Tim Lewis moved that the public hearing be continued to 7:15 on Sept. 24, when a decision on the cutting would be discussed further. The second was from John Bergeron and the motion was approved unanimously.

**8:45 Other Business:**

Tim Lewis reported that a resident has requested an update on the status of the CIP. Last year's CIP was never completed, but Dan Ware should have a final draft. Steve Ward will see what information from last year's document he can retrieve. Andrew suggested that conceptually a CIP should be used as a six-year forecast of needs for large items only. A motion to reconstitute the CIP committee was made by Chuck Townsend, seconded by John Bergeron and approved.

**9:30 Adjournment:**

Motion to adjourn was made by Chuck Townsend, seconded by Tim Lewis and passed.

Respectfully submitted,          Chuck Townsend, Acting Scribe



**Canaan Planning Board**  
Approved Minutes  
Meeting of September 24, 2009

Andrew Musz called the meeting to order at 7:07.

Members present: Andrew Musz, John Bergeron, Joe Frazier, Pete Gibson (alternate), Tim Lewis, and Chuck Townsend. Chair Andrew Musz appointed Pete Gibson to Dan Ware's seat.

Chuck Townsend read the minutes from the meeting on September 10, 2009. Motion to accept as amended was made by Tim Lewis, seconded by Joe Frazier and unanimously approved.

**Correspondence:**

Grafton County Conservation District – announcement of Fall Tour, Tues. Oct 13.

DES – Copy of application received for 20' culvert for driveway over unnamed stream.

**Routine Business:**

Chair Andrew Musz reviewed DES document "Regulation Requirements for New Construction" for applicability to use of old septic system on Ed Lary property on Rt. 118. The regulations suggest that the property will not require a new septic system, but will require a new septic plan and pit and perc tests to demonstrate that a replacement septic system could be installed. Andy Musz will write Ed Lary informing him of the requirement.

**7:30 Public Hearing, continued from September 10:**

Andrew Musz reopened the hearing on tree cutting on Beech Cobble and Gould Roads, continued from September 10. Philip Ferneau and Dave Barney were present representing abutting landowners.

Road agent Robert Scott had marked trees he believes should be removed from both roads and from Upper Gates Road. Pete Gibson read a letter that Steve Ward had written to convey his reactions. The letter stated that Steve found a single marked tree on Gould Road and a single marked tree on Beech Cobble Road that merit removal for public safety reasons.

Dave Barney stated that he had counted 91 marked trees, and that he agrees that only the two trees identified by Steve Ward should be removed.

Philip Ferneau noted that many healthy and scenic trees had been marked, and that the two large trees that the others thought should be removed are not in areas of the road prone to excessively muddy conditions. He requested that the Planning Board assess the need for removal of each tree individually.

Andy Musz suggested that we continue the meeting until October 8, and come to a decision after all Planning Board members have had the opportunity to assess the situation at each tree. He noted that ditching and grading the roads do not require a public hearing or Planning Board approval, providing that they do not damage trees or stone walls. Perhaps ditching could help dry roads without the need for tree removal.

Pete Gibson said that guidelines for removal of trees should be subject to judgment because conditions are so varied.

**7:55 Public Hearing Closed:**

Public hearing scheduled for 7:30 on October 8 for discussion of tree removal along Upper Gates Road will provide final input before rendering decisions on all three roads.

**8:00 Preliminary Completeness Review:**

Andrew Musz went through the checklists for a Burke Ridge LLC application for minor subdivision of 100 acres abutting Gould Road. Chuck Townsend moved that the application was sufficiently complete for a public hearing. Tim Lewis provided the second and the motion was unanimously approved. The hearing is scheduled for Oct 22 at 7:15.

**8:15 Other Business:**

Andrew Musz nominated Steve Ward as chair for this year's CIP committee, subject to his acceptance. Joe Frazier provided the second and the nomination was approved.

Planning Board members reviewed the forms contained in Appendix C of the *Subdivision Regulations* and those incorporated in the *Planning Board Rules of Procedure*. Redundant forms were identified. John Bergeron will remove all forms from the draft revised *Subdivision Regulations* and incorporate all current forms into the *Rules of Procedure*. Forms will also be made individually accessible from the Canaan Town website.

**8:40 Adjournment:**

Motion to adjourn was made by Chuck Townsend, seconded by Joe Frazier and passed.

Respectfully submitted,  
Chuck Townsend, Acting Scribe

**Canaan Planning Board**  
Approved Minutes  
Meeting of October 8, 2009

**Call to Order:**

Andrew Musz called the meeting to order at 7:00.

Members present: Andrew Musz, John Bergeron, Joe Frazier, Pete Gibson (alternate), Tim Lewis, Chuck Townsend and Steve Ward. Chair Andrew Musz appointed Pete Gibson to Dan Ware's seat.

Chuck Townsend read the minutes from the meeting on September 24, 2009. Motion to accept as read was made by Steve Ward, seconded by John Bergeron and unanimously approved.

**Correspondence:** None

**Routine Business:** None

**7:30 Public Hearing, to discuss tree cutting on scenic roads:**

Andrew Musz opened the hearing on tree cutting on Upper Gates, Beech Cobble and Gould Roads. Dave Barney, Noel Everts, Lisa Ferneau, Philip Ferneau and Thomas Hudgens were present representing abutting landowners.

Dave Barney stated that we should do no cutting now. None of the marked trees interfere with passage, safety or maintenance of the road. Philip Ferneau said that improving the road is not a legitimate reason for cutting trees. Lisa Ferneau travels the roads several times a day, has seen the roads improve over the years at the same time the trees have been growing. She noted that the marked trees are generally deciduous and bare, not blocking the sun at the time of year when the road is muddy. Noel Everts added that the trees pull water out of the soil as soon as their buds begin opening.

**7:45 Public Hearing Closed:**

Because the marked trees are not currently a hazard, the select board can determine if trees are a hazard and have them removed without planning board involvement, and methods other than tree removal would be most useful in reducing muddy conditions, Chuck Townsend moved that the planning board deny in total the request for tree removal. Joe Frazier seconded the motion and the motion was carried unanimously.

Andrew Musz will prepare a letter to the road agent conveying the decision.

**8:00 Preliminary Completeness Review:**

Andrew Musz reported that two homes on the Ed Lary property on Rt. 118 have been in place for thirty years or more, and that all of the driveways predate the need for state approval.

Andrew Musz reviewed the application for an additional dwelling unit. John Bergeron moved that the application was sufficiently complete for a public hearing. Chuck Townsend provided the second and the motion was unanimously approved. The hearing is scheduled for Nov 12 at 7:15.

**8:20 Other Business:**

Steve Ward accepted nomination as chair for this year's CIP committee. Steve Ward reported that his concerns are scheduling for expenses of emergency management, buildings,

roads and bridges rather than for town vehicles. Discussion was around size and constitution of the committee.

**9:10 Adjournment:**

Motion to adjourn was made by Chuck Townsend, seconded by Tim Lewis and passed.

Respectfully submitted,  
Chuck Townsend, Acting Scribe

**Canaan Planning Board**  
Approved Minutes  
Meeting of October 22, 2009

**Call to Order:**

Andrew Musz called the meeting to order at 7:05.

Members present: Andrew Musz, John Bergeron, Pete Gibson (alternate), Chuck Townsend and Steve Ward. Chair Andrew Musz appointed Pete Gibson to Dan Ware's seat.

Chuck Townsend read the minutes from the meeting on October 8, 2009. Motion to accept was made by John Bergeron, seconded by Pete Gibson and unanimously approved to stand as read.

**Correspondence:**

Local Government Center—brochure for a November 7 LGC event, *Preparing For a Successful Town Meeting*.

**Routine Business:**

Andrew Musz delivered a letter to the road agent conveying the October 8<sup>th</sup> decision of the planning board on tree cutting along scenic roads.

Ed Lary withdrew his application for an additional dwelling unit on his property along Route 118.

The board reviewed the materials from Burke Ridge LLC for minor subdivision of its property on Gould Road. John Bergeron moved that we find the application complete except for driveway permits and sufficiently complete for discussion at public hearing. Steve Ward seconded the motion and it was approved.

**7:20 Public Hearing on Burke Ridge LLC Minor Subdivision opened:**

The subdivision creates three lots out of the Map 3 Lot 13 property, front lots of 3.86 and 1.92 acres and a 94.2 acre back lot with a 50' connection to Gould Rd. Scott Sanborn was present representing the landowners. No abutters were present. One notice, to abutters William Crowther and Lori Feather, had been returned unclaimed by the post office.

Scott Sanborn reviewed the application. There was no discussion from the public.

**7:28 Public Hearing closed:**

Chuck Townsend moved that the application for subdivision be approved subject to receipt of approved driveway permits. Steve Ward seconded the motion and the subdivision was unanimously approved.

**7:33 Preliminary Completeness Review:**

The Vandall Family LLC application was received for major subdivision of Map 17 Lot 58 property on Corno Road. The subdivision would produce lots of 2.11 acres, 2.78 acres and 6.59 acres fronting on Corno Road and a remainder lot of 32.69 acres with frontage on Fernwood Farms Road.

Review of the application showed that the checklist was incomplete, no driveway permits were included, there were inconsistencies between the plan reviewed by DES and the plan prepared for the planning board, the rights-of-way were not clearly delineated, an existing easement for the 'Tract A' segment is not detailed, and the plans contain no legends. The board found that the application needs further work before a public hearing can be scheduled.

**Draft minutes** will be come official after Planning Board review and approval vote.

**7:45 Other Business:**

The budget committee appointed Dave Barney to join Steve Ward and Tim Lewis on the CIP Committee. Steve Ward is working with Michael Capone to develop an ad recruiting public members for the committee.

**8:10 Adjournment:**

Motion to adjourn was made by Chuck Townsend, seconded by John Bergeron and passed.

Respectfully submitted,  
Chuck Townsend, Acting Scribe

**Canaan Planning Board**  
Minutes  
Meeting of December 10, 2009

**Call to Order:**

Andrew Musz called the meeting to order at 6:34.

Members present: Andrew Musz, John Bergeron, Joe Frazier, Pete Gibson (alternate), Tim Lewis, Chuck Townsend and Steve Ward. Chair Andrew Musz appointed Pete Gibson to Dan Ware's seat.

**Presentation – Protecting Water Quality in Canaan Street Lake, Canaan, NH:**

Preparation and Presentation:

June Hammond Rowan – Outreach & Development Coordinator, PSU

Marguerite Crowell – Graduate Student, PSU

Nick Stevenson – Research Assistant, PSU

Christian Weber – Research Assistant, PSU

June Hammond Rowan presented a slide series with three sections. The first section reviewed local and state regulation, including Canaan's Master Plan, Subdivision Regulations, Historic District Regulations and Road Policies. The second part examined ways to protect the lake water from pollutants from erosion, storm water and runoff. The third section included suggestions of changes to subdivision regulations and adoption of protective zoning would protect the water quality.

The group took questions and provided for distribution of the report.

**7:30 Public Hearing - Vandall Family LLC**

The Board reviewed the checklist for the application to subdivide two lots of 2.11 acres and 2.78 acres from a 36.54 remainder property at Map 17 Lot 58. Steve Ward moved that we find the application complete for discussion at public hearing. John Bergeron seconded the motion and it was approved.

The hearing was opened with Alan Wilson representing the owner. John Dadmun, an abutter, was also present. John Bergeron moved that we approve the subdivision as drawn. The motion was seconded by Tim Lewis and approved.

**7:45 Public Hearing - Edward & Jaqueline A. Lary**

The Board reviewed the checklist for the application to subdivide the Map 15 Lot 20 parcel to form lots of 10.0 acres, 21.26 acres, 12.96 acres, and 1.6 acres. Documentation of right-of-way access through private Bungi Lane had not been received from DES. John Bergeron moved that any subdivision approval be made conditional on receipts of the RoW documentation. Tim seconded the motion and it was approved. Steve Ward moved that we find the application complete for discussion at public hearing, conditional on receipt of the RoW documentation. Joe Frazier seconded the motion and it was approved.

The hearing was opened with Ed and Jackie Lary present and with Scott Sanborn representing them. It was noted that the Indian River bordering the properties was a fourth order stream so that DES regulations will apply. John Bergeron moved that we approve the subdivision conditional on DES approval, final setting of the monuments, completion of the Mylar and the LCHIP check. The motion was seconded by Tim Lewis and approved.

**8:00 Public Hearing - Glen D. & Mary E. McKinsty**

The Board reviewed the checklist for the application for a minor subdivision to create two lots, a 1.46 acre house lot with a 9.0 acre remainder. Steve Ward moved that we find the application complete for discussion at public hearing. Joe Frazier seconded the motion and it was approved.

The hearing was opened with Scott Sanborn representing the owners. No abutters attended. John Bergeron moved that we approve the subdivision as presented. The motion was seconded by Steve Ward and approved.

**Minutes:**

Chuck Townsend read the minutes of the November 12, 2009 meeting. John Bergeron moved that the minutes stand as read. Joe Frazier provided the second and the board approved the motion.

**8:20 Correspondence:**

The board received a copy of a wetlands permit for William Thurber to place a culvert on his property near Jerusalem Road.

The board received a copy of a dredge and fill approval for Ken Morley

**Routine Business:**

The board discussed the tentative plans for re-constructing 8 wind turbines capable of producing 4.5 MW on the Mt. Tug ridge.

**8:30 Adjournment:**

Motion to adjourn was made by Chuck Townsend, seconded by Joe Frazier and passed.

Respectfully submitted,  
Chuck Townsend, Acting Scribe