



Canaan Planning Board
Meeting of November 14, 2019
Mascoma Senior Center
Draft Minutes

Call to Order:

6:00 John Bergeron called the meeting to order.

Members Present:

John Bergeron, Claude Lemoi, David McAlister, Charles Townsend, and Andy Van Abs. John Bergeron appointed alternate Kim Frank to vote in Mary Ledoux' place, and appointed Richard Clancy to vote in Chris Wadsworth's place.

Others Attending:

Scott Sanborn

Minutes Review:

Chuck Townsend read the minutes from the October 24, 2019 meeting. Claude Lemoi moved acceptance of the minutes with corrections. Andy Van Abs seconded the motion and the minutes were approved.

Other Business

John Bergeron reported on flood insurance changes in subdivision and site plan regulations and changes in regulations of developments of 50 lots or 5 acres or more.

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

6:15 John Bergeron opened the continued hearing of the Ernest LaBombard Map 3 Lot 44-12 property. John Bergeron announced that Scott Sanborn has withdrawn the original subdivision application.

6:19 John Bergeron closed the continued hearing.

Application for a Boundary Line Adjustment of the Ernest LaBombard property

John Bergeron described the expedited review process, which allows review and hearing on a boundary line adjustment in a single meeting. The board reviewed the application checklist for completeness. Claude Lemoi moved that the board find the application is sufficiently complete for a hearing. Andy Van Abs seconded the motion and it was passed. Claude Lemoi moved that the application be approved for expedited review. Andy Van Abs seconded the motion and it was passed.

6:25 John Bergeron opened the hearing for the boundary line adjustment between Ernest LaBombard's Map 3 Lot 12-1 and Map 3 Lot 44-6 properties. Andy Van Abs

reported that deeds for all properties abutting Wolfson Spring Road contained paragraphs clarifying that the owner had partial responsibility for maintenance of the road. After discussion, Claude Lemoi moved that the board approve the lot line adjustment pending approval by the state. Richard Clancy seconded the motion and it was passed.

Review of the 2020 - 2025 Capital Improvement Plan

Claude Lemoi, the planning board member on the Capital Improvement Program Committee, described the 2020 - 2025 Capital Improvement Plan process and report. After review and discussion, Richard Clancy moved that the board approve the plan. Andy Van Abs seconded the motion and the motion passed.

Other Business; Public hearing notices in the Valley News

John Bergeron described the recent change in New Hampshire law that allows the planning board to drop publication of notices of public hearings in a newspaper if we revise the requirements in our subdivision regulations. After discussion the board did not find a need to change the current notice process.

Other Business; Bill Amaral Building Plan

John Bergeron reported that Bill Amaral is planning to construct a dwelling with a driveway that would require the construction of a bridge over Moose Brook. Canaan Planning Board regulations require that such a bridge would have to be built to the NH DOT road and bridge standard. The engineer for the project will submit the bridge application to the state for DES approval, and on state approval the planning board would be asked to grant a waiver of the planning board driveway regulations to allow construction of a more moderate bridge.

Adjournment:

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

Respectfully submitted:

Chuck Townsend, Secretary