



Canaan Planning Board
Meeting of December 10, 2020
Virtual Meeting via Zoom
Minutes

Call to Order:

6:30 John Bergeron called the meeting to order. The meeting was opened with attendees attending via the Zoom app. John Bergeron appointed Richard Clancy to fill Chris Wadsworth's seat.

Members Present:

John Bergeron, David Auerbach, Richard Clancy, Claude Lemoi, Chuck Townsend, Andy Van Abs.

Others Attending:

Thomas Oppel

Correspondence

none

Flood Plain Ordinance Discussion

Chuck Townsend reported that the Canaan Flood Plain Regulations as available on the Town website appear to be outdated, and that he was unable to find a Town floodplain development permit application. John Bergeron said that there might have been an update to the floodplain ordinance after the one available on the website. Chuck Townsend agreed to review Town warrant articles to locate any article referring to the floodplain regulations after 1988, and to report on his work at the Jan. 14, 2021 meeting.

Member Vacancy

Tom Oppel expressed interest in joining the planning board to fill the vacancy left by Kim Franks' resignation. Richard Clancy also expressed a willingness to become a regular member instead of an alternate, but said he would prefer to remain an alternate. Chuck Townsend nominated Tom Oppel to fill the open seat until the next election. Claude Lemoi seconded the motion. Voting to pass: John Bergeron, David Auerbach, Richard Clancy, Claude Lemoi, Chuck Townsend, Andy Van Abs, and the motion passed unanimously. Claude Lemoi reminded Tom Oppel that he should take the oath of office in the Town Clerk's office to make his membership official

Wind Ordinance and Site Plan Regulations

John Bergeron reported that the Site Plan Review authority in *Ordinance for Large Wind Energy Systems* had not been sent to the Registry of Deeds, and that he would take care of that.

The Site Plan Regulations need to be created for the wind ordinance. Tom Oppel volunteered to review other town's site plan regulations and draft the site plan regulations.

Public Hearing on Land Use Ordinance

The draft Land Use Ordinance which includes requirements previously regulated by the Historic District Commission will require approval at the next Town meeting following at least one public hearing to review the changes. John Bergeron suggested that the Planning Board hold a special meeting at which the sole business would be a public hearing considering the changes. The board agreed to a virtual meeting via Zoom at 6:30 on January 7, 2021.

Preliminary Completeness Review of Merger of Lots on Goose Pond Rd.

The request is for mergers of the Map 1 Lots G23, G24 and G25 owned by Harold and Nancy MacGregor on Goose Pond Road. After a checklist review of the merger application, Claude Lemoi moved that the board finds the application sufficiently complete for final review and hearing on Jan. 15, 2021 at 6:45. Andy Van Abs seconded the motion. Voting in favor of the motion: John Bergeron, David Auerbach, Claude Lemoi, Chuck Townsend, Andy Van Abs, abstaining: Richard Clancy. The motion passed.

Lot Line adjustment for William and Virginia Hart

William and Virginia Hart, owners of Map 10 Lots 20 and 20A on Clark Hill Road applied for a lot line adjustment between the two adjacent lots. The adjustment would move 20.39 acres from Lot 20 to Lot 20A. After review of the application, Claude Lemoi moved approval of the application and Chuck Townsend seconded the motion. Voting in favor of the motion: John Bergeron, David Auerbach, Richard Clancy, Claude Lemoi, Chuck Townsend, Andy Van Abs. The board approved the application

Other routine business and announcements

John Bergeron reminded members that Canaan's Winter Parking Ban is in effect from Nov 1 through Apr 16. Residents should be aware of their need for on-site parking since there is no street or public parking lot parking between 11 PM and 6 AM.

Adjournment

8:25 Andy Van Abs moved and Richard Clancy seconded the motion to adjourn the meeting. Voting in favor of the motion: John Bergeron, David Auerbach, Richard Clancy, Claude Lemoi, Chuck Townsend, Andy Van Abs. The motion was accepted unanimously.

Respectfully submitted:

Chuck Townsend, Secretary