



Canaan Planning Board  
Meeting of February 11, 2021  
Meeting via Zoom  
Minutes

**Call to Order:**

6:30 John Bergeron called the meeting to order.

**Members Present:**

John Bergeron, Richard Clancy, Claude Lemoi, Dave McAlister, Thomas Oppel, Chuck Townsend, Andy Van Abs, Chris Wadsworth, and alternate member David Auerbach.

**Others Attending:**

none

**Minutes review**

Board members reviewed minutes from the January 28, 2021 meeting. Chris Wadsworth moved and Andy Van Abs seconded the motion to approve the minutes as revised. Voting in favor of the motion were; John Bergeron, Richard Clancy, Claude Lemoi, Thomas Oppel, Chuck Townsend, and Andy Van Abs; abstaining: Dave McAlister. The motion was passed.

**Correspondence review**

no correspondence

**Application for Additional Dwelling Unit for Steve & Cheryl Tremblay** The lot at Map 8 Lot 53A has frontage on Pine Tree Lane and Switch Road. The current residence is on Pine Tree Lane, and the application is to locate a mobile home or small cabin a location with a rough entry from Switch Road. Discussion included the adequacy of the current well and septic system to serve an additional dwelling and the possible need for a driveway permit to use the access from Switch Road. A motion to approve the application conditional on obtaining all necessary permits was made by Chuck Townsend and seconded by Dave McAlister. Votes in favor; John Bergeron, Richard Clancy, Claude Lemoi, Dave McAlister, Thomas Oppel, Chuck Townsend, and Andy Van Abs. The motion was approved.

**Draft Flood Plain Management Ordinance**

Chuck Townsend and Andy Van Abs reviewed the modifications they are considering to adopt the NH OSI template ordinance for use in Canaan. Board members suggested changes and areas that should be reviewed with the New Hampshire Floodplain Management Program. Chuck Townsend and Andy Van Abs agreed to make

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modifications to the draft document and to review the modified draft with officials at  
OSI.

### **Wind Ordinance and Site Plan Regulations RSA 674:43 & 44**

Claude Lemoi introduced board members to the draft Site Plan Review Regulations he has prepared as required by Canaan's Large Wind Energy Systems ordinance.

### **Status of Lot merger, MacGregor Trust, Goose Pond Rd.**

John Bergeron reported that the planning board has not yet received the mortgage holder's lot merger approval that is needed in order for the merger to be approved.

### **Other routine business and announcements**

Chuck Townsend requested an update on plans to educate the public about warrant Article 2, Adoption of Proposed Zoning Ordinance. Tom Oppel reported that he had conferred with Tom Milligan and John Bergeron about plans. He said that we need to have letters to the VN editor, Facebook ads, and use of the Canaan flash email. He hopes to arrange publicity to members of the lake associations and other lists from town organizations. They expect to produce a flier for posting and distribution at outlets like Canaan Hardware and Jakes.

### **Adjournment**

7:57 Chuck Townsend moved and Tom Oppel seconded the motion to adjourn the meeting. All board members, John Bergeron, Claude Lemoi, Dave McAlister, Thomas Oppel, Chuck Townsend and Andy Van Abs, voted to accept the motion and the meeting was adjourned.

### **Respectfully submitted:**

Chuck Townsend, Secretary

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