



Canaan Planning Board
Meeting on March 11, 2021
Meeting via Zoom
Minutes

Call to Order:

6:30 John Bergeron called the meeting to order.

Members Present:

John Bergeron, 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 February 25, 2021 meeting. Andy Van Abs moved and Tom Oppel seconded the motion to approve the minutes as presented. Voting in favor of the motion were; John Bergeron, Claude Lemoi, Dave McAlister, Thomas Oppel, Chuck Townsend, Andy Van Abs, and Chris Wadsworth. The motion was passed.

Correspondence review

No new correspondence

Application for Additional dwelling on Diane Heed lot, Map 7, Lot 12A, Sublot 1.

There is a current dwelling on the Map 7, Lot 12A, Sublot 1 land on Rt 4. Diane Heed is requesting approval to build an additional dwelling unit and garage. There was a discussion of the existence of a driveway permit. She will need to get a new septic approval because the current system is old and will not be sufficient to serve the additional dwelling. Dave McAlister made a motion to approve the application subject to obtaining septic approval from the state. Andy Van Abs seconded the motion and unanimous approval was voted by John Bergeron, Claude Lemoi, Dave McAlister, Thomas Oppel, Chuck Townsend, Andy Van Abs, and Chris Wadsworth.

Discussion of Draft Flood Ordinance

Chuck Townsend and Andy Van Abs discussed their draft of the ordinance, the changes made since the previous discussion, and their questions for discussion with the staff at the New Hampshire Floodplain Management Program. The board approved sending the draft to the state for their review.

Discussion of Canaan Site Plan Regulations

Claude Lemoi said that he would be prepared with a draft to discuss at the next planning board meeting.

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.

Status of the Dyer Subdivision Application

The planning board has received DES septic approval for the 2 lot subdivision at 636 NH route 118, Map 12, lot 41 that the board considered last summer. The current plan has some unsubstantial changes. The board accepted the now complete application for approval.

Status of Bear Hill Trust Hart Lot Line Adjustment

The application was approved on January 14, 2021, but a U.S. Fish and Wildlife Service easement was not shown on the plat and U.S. Fish and Wildlife Service had not received the required abutter notice. Without that notice the approval could not be final, so a new hearing with the proper notice is necessary. Tom Oppel moved that the previous approval be invalidated and that the notice of a new hearing was necessary. Claude Lemoi seconded the motion and it was approved unanimously with votes by John Bergeron, Claude Lemoi, Dave McAlister, Thomas Oppel, Chuck Townsend, Andy Van Abs, and Chris Wadsworth. John Bergeron will contact the surveyor and notify him that a new application and hearing will be necessary.

Preliminary completeness review of Annexation/Boundary Adjustment for Robert & Barbara Hubbard.

The board reviewed the checklist for the Tax Map 3, Lot 13B and Map 1F Lot 61 properties on Goose Pond Road. The proposed boundary adjustment would have the net result of increasing Lot 1F-61 from 0.56 acres to 2.41 acres and decreasing Lot 3-13B from 4.99 acres to 3.14 acres. Claude Lemoi moved and Dave McAlister seconded the motion to approve the application for a hearing on April 8, 2021 at 6:45. The motion was approved unanimously with votes by John Bergeron, Claude Lemoi, Dave McAlister, Thomas Oppel, Chuck Townsend, Andy Van Abs, and Chris Wadsworth.

Preliminary completeness review of Annexations for Boundary Adjustments

The board reviewed the checklist for the properties fronting on South Road and Choate Road, owned by Thad & Melinda Goodwin and Larry & Patricia Gould. The application is for annexations of two parcels between Map Lots 7-72-1, 7-68, and 7-78. The effect will be to "move" the road frontage of Tax Lot 7-72-1 (Goodwin) from South Road to Choate Road in order to more easily access a desired building site. All three lots are presently undeveloped. NHDES approval is not required as none of the lots are, or will become smaller than 5 acres. A driveway permit was included for the new frontage on Choate Road. David McAlister moved and Andy Van Abs seconded the motion to approve the application for a hearing on April 8, 2021 at 7:00. The motion was approved unanimously with votes by John Bergeron, Claude Lemoi, Dave McAlister, Thomas Oppel, Chuck Townsend, Andy Van Abs, and Chris Wadsworth.

Board Officer Election

Andy Van Abs moved and Tom Opper seconded a motion to put forward a slate of officers with John Bergeron as Chair, Claude Lemoi as Vice-Chair, and Chuck Townsend as Secretary. The slate of officers was approved with positive votes by John Bergeron, Claude Lemoi, Dave McAlister, Thomas Opper, Andy Van Abs, and Chris Wadsworth. Chuck Townsend, accepting the nomination reluctantly, abstained.

Adjournment

7:37 Tom Opper moved and Dave McAlister seconded the motion to adjourn the meeting. All board members present, John Bergeron, Claude Lemoi, Dave McAlister, Thomas Opper, Chuck Townsend, Andy Van Abs, and Chris Wadsworth, voted to accept the motion. The meeting was adjourned.

Respectfully submitted:

Chuck Townsend, Secretary