



Canaan Planning Board
Public Hearing - January 7, 2021
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.

Members Present:

John Bergeron, David Auerbach, Claude Lemoi, Thomas Oppel, Chuck Townsend, Andy van Abs. John Bergeron appointed alternate member Richard Clancy to act in Christopher Wadsworth's absence.

Others Attending:

Elizabeth Jutila, Susan and Robert Nero, Tom Milligan, Robert Morin, George Foley

Public Hearing to Receive Testimony and Comments on Proposed Land Use Ordinance

The ordinance would allow detached Accessory Dwelling Units in Canaan, in compliance with a 2017 state law. In addition, based upon legal advice, some Historic District regulations will be relocated to this ordinance. The Historic District requirements are not changing. The proposed ordinance could be viewed at this link: <https://tinyurl.com/ADU-HDC>, or at the town office.

6:32 John Bergeron opened the public hearing and used PowerPoint slides to introduce the hearing of the draft Land Use Ordinance. While the goal in the new ordinance is to incorporate no new requirements, it refers to three land use districts in Canaan: the Historic District, the village district (extending over the area in which town sewerage is available) and a rural district covering the rest of the town. There was discussion of the need to have three districts, and to distinguish between the village and rural districts in future drafts of the ordinance. Tom Milligan suggested retaining the 3 districts. John Bergeron explained that there was some selectboard resistance to zoning of any kind outside the Historic District. When drafted, it was assumed that all of Canaan must be included in districts. John Bergeron stated that the attorney has recently advised that it may be reduced to a single Historic district, and nothing required in the remainder of town.

The town currently has a number of targeted land use ordinances but no comprehensive zoning, so current ordinances have not been titled zoning. The town attorney recommends the new ordinance be called a zoning ordinance. The current floodplain ordinance needs modification; Charles Townsend said perhaps that should be done before the proposed land use ordinance is brought to town meeting.

The new ordinance will have to clarify confusion related to the Board of Adjustment (BoA) and Zoning Board of Adjustment (ZBA). BoA was adopted in 2012, but

ZBA has the same duties, and may be the preferred term for this ordinance, since it is the more commonly used term.

Thomas Oppel suggested the accessory dwelling use definition in the draft ordinance needs to be modified to include detached ADUs.

7:00 There being no further concerns, the hearing was closed.

Adjournment

7:02 Tom Oppel moved and Claude Lemoi seconded the motion to adjourn the meeting. All board members voted to accept the motion.

Respectfully submitted:

Chuck Townsend, Secretary