



Canaan Planning Board
Meeting on April 8, 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, Chris Wadsworth.

Others Attending:

Scott Sanborn

Minutes review

Board members reviewed minutes from the March 25, 2021 meeting. Tom Oppel moved and Dave McAlister seconded the motion to approve the minutes as corrected. Voting in favor of the motion were John Bergeron, Claude Lemoi, Dave McAlister, Thomas Oppel, Chuck Townsend, and Chris Wadsworth. The motion was passed.

Correspondence review

No new correspondence

Lot Line Adjustment for Robert and Barbara Hubbard

John Bergeron opened the hearing. He displayed the plat using the Zoom Share facility. Scott Sanborn described the project. The application is for approval of a boundary adjustment at 812 Goose Pond Rd., between the Map 1F lot 61 and Map3 Lot 13B properties. The boundary line adjustment would increase the Map 1F lot 61 property from 0.56 acres to 2.41 acres and would decrease the Map 3 Lot 13B property from 4.99 acres to 3.14 acres.

6:50 John Bergeron closed the hearing. Claude Lemoi moved that the board accept the Lot Line Adjustment as presented. Dave McAlister seconded the motion. Voting in favor: John Bergeron, Claude Lemoi, Dave McAlister, Thomas Oppel, Chuck Townsend, and Chris Wadsworth. The approval was unanimous.

Lot Line Adjustment for Thad & Melinda Goodwin & Larry and Patricia Gould

6:55 John Bergeron opened the hearing. Scott Sanborn displayed the plat using Zoom and described the project. The application is for approval of boundary adjustments affecting Map 7 Lots 72-1, 68, and 78 on South Rd & Choate Rd. The boundary line adjustment would provide driveway access to Choate Road from the Map 7 Lot 72-1 property by moving a 1.09 acre parcel of land from Lot 68 to Lot 72-1, and transfer of an

equal-sized parcel from Lot 72-1 to Lot 78. Lots 68 and 78 are both owned by Larry and Patricia Gould so there would be no change in the total area owned by either couple.

7:15 John Bergeron closed the hearing. Chuck Townsend moved that the board accept the Lot Line Adjustment as presented. Dave McAlister seconded the motion. Voting in favor: John Bergeron, Claude Lemoi, Dave McAlister, Thomas Oppel, Chuck Townsend, and Chris Wadsworth. The approval was unanimous.

Flood ordinance and regulations

Chuck Townsend said that all suggested revisions have been incorporated into the document and *Draft Canaan Flood Plain Ordinance H* is posted to the planning board folder on Google Drive. He and Andy Van Abs consider it ready for public review. *Draft Canaan Permit Application-1* has also been posted. It is little changed from the Floodplain Management Program template and they do not know of any revisions that need to be made.

Claude Lemoi suggested that the opening page be formatted similarly to the site plan regulations he is preparing, and Chuck Townsend agreed that that moving the Town Seal would be a good change. John Bergeron will schedule a public hearing in the fall in preparation for putting its passage in a warrant article for 2022.

Wind Ordinance and Site Plan Regulations

With Claude Lemoi describing changes the board reviewed the additional work on these regulations. Chris Wadsworth suggested the planning board should create a Planning Board Fees document and that all fees should be removed from these regulations and elsewhere in planning board regulations and be put together in the new fees document.

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

Having received no correspondence from the applicant, the planning board will file the application and reconsider it when we receive the necessary documents.

Status of Bear Hill Trust Hart lot line adjustment

Having received no correspondence from the applicant, the planning board will file the application and reconsider it when we receive the necessary documents.

Board of Adjustment renewal appointments

Chuck Townsend made a motion to recommend the current Board of Adjustment members, Bill Chabot, Dave Shinnlinger, Arnold Song, and alternate John Bergeron, to the Select Board for another term. Claude Lemoi seconded the motion. Voting Yes were Claude Lemoi, Thomas Oppel, Chuck Townsend, and Chris Wadsworth. John Bergeron and Dave McAlister abstained. The motion was carried.

Adjournment

7:56 Dave McAlister moved and Tom Oppel seconded the motion to adjourn the meeting. All board members present, John Bergeron, Claude Lemoi, Dave McAlister, Thomas Oppel, Chuck Townsend, and Chris Wadsworth, voted to accept the motion. The meeting was adjourned.

Respectfully submitted:
Chuck Townsend, Secretary

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