



Canaan Planning Board  
Meeting on September 9, 2021  
Mascoma Community Health Center  
Minutes

**Call to Order:**

6:30 John Bergeron called the meeting to order.

**Members Present:**

John Bergeron, Claude Lemoi, Thomas Oppel, Chuck Townsend, Chris Wadsworth, Dave McAlister (ex officio), Richard Clancy (alternate). John appointed Richard to act in Andy Van Abs' absence.

**Others Attending:**

Melissa and Matt Lynch, Lori Galing

**Minutes Review:**

Board members reviewed minutes from the August 26, 2021 meeting. Claude moved and Dave seconded the motion to approve the minutes with a redundant word removed. Approval was unanimous.

**Road list consolidation:**

John described new work on the Canaan Roads data and improvements in the GPS Data.

**Correspondence review:**

*Town and City* magazine from NHMA for September/October.

**Public Hearing — Building on a Class VI Road:**

Gail and Gary Herschel applied seeking permission to erect a new building on their Map 16 lot 20-1 property which has frontage on Sugar Hill Road and Old South Road, both of which are Class VI roads. John showed photographs and charts to acquaint members with the current situation of the roads.

**7:20** John opened the public hearing. There was no public comment and John closed the hearing.

Claude moved that the planning board recommend that the proposal be modified and recommend that the select board approve it contingent on the roadway being a minimum of 20 feet wide except at the poles where it shall be no less than 18 feet wide, and subject to additional requirements by the fire chief such as turnarounds. Dave seconded the motion. It passed with a unanimous vote.

**Continued Public Hearing — Site Plan Regulations:**

7:40 John reopened the continued public hearing on the revised Site Plan Regulations. The board reviewed the regulation revisions discussed in the previous portion of the public hearing. Tom moved and Dave seconded the motion that the planning board adopt the revised site plan regulations. Approval of the motion was unanimous.

**Discussion of Rules of Procedure:**

7:55 Claude compared our previous rules to the current N.H. O.S.I. template, and judged that the Canaan rules correspond well to the template in many respects. He found that the Canaan rules include items not included in the template. The board reviewed the revisions he has worked on. Claude agreed to work with John on a new section with procedures for additional board actions.

**Adjournment:**

8:06 Next meeting will be on September 23. Dave moved and Thomas seconded the motion to adjourn the meeting. Board members voted to accept the motion. The meeting was adjourned.

**Respectfully submitted:**

Chuck Townsend, Secretary