



Canaan Planning Board
Meeting on October 14, 2021
Mascoma Community Health Center
Minutes

Call to Order:

6:30 John Bergeron called the meeting to order.

Members Present:

John Bergeron, Claude Lemoi, Chuck Townsend (via phone), Chris Wadsworth, Andy Van Abs.

Others Attending:

Jacob Burgess

Minutes Review:

Board members reviewed the report of the cancelled meeting from the September 9, 2021 meeting Andy moved and Claude seconded the motion to approve the report. Approval was unanimous.

Board members reviewed the report from the September 23, 2021 meeting. Claude moved and Chris seconded the motion to approve the report as corrected. Approval was unanimous.

Correspondence review:

No new correspondence.

Public Hearing, Minor Subdivision, Bear Hill Conservancy Trust:

6:45 The board reviewed the application for completeness.

John opened the public hearing. Jacob Burgess, representing the Bear Hill Conservancy trust, described the plan to subdivide the current Map 10 Lot 24 lot on Prospect Hill Road to create a new small Lot 24A with 1.35 acres. The remainder of Lot 24 would be 104.8 acres. The new Lot 24A has an existing house, barn, shed, driveway and well. The owner has septic approval for the lot.

John closed the hearing. John moved and Claude provided the second to the motion to approve the application as presented. The motion was approved by a unanimous vote.

Conceptual Review:

Jacob Burgess brought up for discussion a proposal to develop a lot off Goose Pond Road. The lot has a conservation easement which he believes would allow creation of the new lot. The proposed lot was proposed to have a 16' right of way for access. The board discussed the proposal with him and the problems for acceptance that the proposal would have as presented.

Canaan Road List Consolidation :

John Bergeron described the finishing work being done and the plans for presentation on the Canaan Town website. Town departments were given copies and have made no requests for changes. John and Andy will prepare finished pages for moving onto the town website.

Capital Improvement Program:

CIP Board meetings have been completed. Claude is generating finished CIP spreadsheets which will be ready for consideration on schedule.

Review of Rules of Procedure Revisions:

Claude pointed out that the planning board's rules of procedure are ours to maintain and can be revised at any time with no need for a public hearing.

Claude described a number of areas for which additions or changes were needed. The board reviewed the proposed changes as highlighted in his Revision 7 version of the Rules of Procedure. The board discussed and made suggestions concerning the bulk of the document. Claude agreed to prepare a new version showing the changes agreed on and the remaining issues for review at the next meeting,

Community Power Update:

Chuck suggested that it would be valuable for the board to move ahead with establishment of a committee to study the costs and benefits of launching a Community Power program for Canaan and to recommend next steps. He invited board members to bring the names of potential committee members to the next board meeting.

Certificate of Mailing vs Certified Mail:

John reported that the planning board will change from sending certified mail to using certificates of mailing to provide evidence that an item was sent and the date sent. The change will save on postal charges.

Next meeting:

The next planning board meeting will be on Oct 28 at 6:30 pm at Mascoma Community Health Center or via Zoom.

Adjournment:

8:25 Claude moved and Chris seconded the motion to adjourn the meeting. Board members voted to accept the motion. The meeting was adjourned.

Respectfully submitted:

Chuck Townsend, Secretary