



Canaan Planning Board
Meeting on August 12, 2021
Mascoma Community Health Center
Draft Minutes

Call to Order:

6:30 John Bergeron called the meeting to order.

Members Present:

John Bergeron, Claude Lemoi, Chuck Townsend, Andy Van Abs, Chris Wadsworth.

Others Attending:

Jill and Dominic Percia, Kelly Hoffman (Liberty Electric), Anson Smith

Minutes Review:

Board members reviewed minutes from the July 22, 2021 meeting. Andy moved and Chris seconded the motion to approve the minutes as read. Approval was unanimous.

Correspondence review:

no new correspondence

Public Hearing: Tree cutting Sawyer Hill Road:

6:45 John opened the hearing. Kelly Hoffman reviewed the need to trim several trees on Sawyer Hill Road so that lines can be affixed to a new pole. Since Sawyer Hill Road is a scenic road, a public hearing is required.

John closed the hearing. Andy moved and Claude seconded the motion to approve the cutting. The motion passed unanimously.

Conceptual Review for Anson Smith

7:15 Anson Smith described his proposal to subdivide his large lot on Fernwood Farms Rd, Map 12, Lot 8, to create nine new lots. He suggested that the remainder of Lot 12-8 may later be further subdivided. The board discussed Canaan regulations that could impact the development, including road grade, the need to provide drainage, and perhaps swales for runoff control. The discussion included the provision of access to the back lot and the need for a fire truck turnaround at the road end.

Public Hearing: Site Plan Regulation adoption

7:30 The need for a slight additional change being needed, Claude moved that the meeting be continued to the September 9, 2021 meeting at 7:00 pm.

Road list consolidation

John expressed interest in the design of a web portal and additional sections including a road locator sheet. The discussion included the inclusion of the boundaries of the Drinking Water Protection area and limitations to new building construction. Chuck requested the addition of a key to the column headings.

Modifications to Rules of Procedure

Claude reported that the update to the planning board rules of procedure has not been updated in ten years, and will require more updates than we realized at the previous meeting. He will work on making the rules consistent with current regulations and practice.

Adjournment:

7:43 Chuck moved and Andy seconded the motion to adjourn the meeting. Board members voted unanimously to accept the motion. The meeting was adjourned. The next meeting will be on August 26.

Respectfully submitted:

Chuck Townsend, Secretary