



Canaan Planning Board
Meeting on August 26, 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, Andy Van Abs, Chris Wadsworth, Dave McAlister (ex officio).

Others Attending:

None

Minutes Review:

Board members reviewed minutes from the August 12, 2021 meeting. Dave moved and Chris seconded the motion to approve the minutes as read. Approval was unanimous.

Correspondence review:

No new correspondence

Public Hearing: Boundary Line Adjustment on Jerusalem Rd:

The board reviewed the checklist. Chuck moved that the board find the application sufficiently complete to open the public hearing. Thomas seconded the motion and it was passed unanimously.

6:49 John opened the public hearing on a boundary line adjustment between Lot 15-33-1 owned by Sara and Phillip Guaraldi and Lot 15-33-2 owned by Kevin and Sheryl Lary. The proposal is to transfer 6.27 acres from the Lary property annexing it onto the Guaraldi property. After the boundary line adjustment Lot 15-33-1 would be 16.5± acres and Lot 15-33-2 would be 11.4± acres.

John closed the public hearing. Dave moved that the board accept the application. Claude seconded the motion and the board approved it.

Conceptual Review on Fernwood Farms Rd for Anson Smith:

7:00 Anson Smith shared information about his proposed subdivision which would create nine lots on his large lot on Fernwood Farms Rd, Map 12, Lot 8. Board members reviewed the information he provided and recommended that Anson Smith have his surveyor prepare drainage analysis and a subdivision plan.

Public Hearing for Voluntary Merger of Lots on Talbert Road:

7:25 John opened the public hearing on the merger of Lots 8-7-G and 8-7-H both owned by Valentine and Christine Kaplinski. The merger is to create an 11.6± acre property by merging the two lots.

John closed the hearing. Thomas moved that we approve the merger and Chris seconded the motion. All members voted to approve the motion except for Dave, who abstained.

Road list consolidation Canaan Roads 2021:

Andy described his continuing work on completing the road list, including a scenic road designation.

Draft web layout - Roads:

John reviewed his draft work on web layout to go to different views of the roads data.

Capital Improvement Program:

Claude and John reported on the work of the committee preparing the Capital Improvement Program.

Adjournment:

8:00 Next meeting will be on September 9, 2021. Chuck moved and Dave seconded the motion to adjourn the meeting. Board members voted to accept the motion. The meeting was adjourned.

Respectfully submitted:

Chuck Townsend, Secretary