



Canaan Planning Board  
Meeting on October 28, 2021  
Mascoma Community Health Center  
Minutes

**Call to Order:**

6:30 John Bergeron called the meeting to order.

**Members Present:**

John Bergeron, David Auerbach, Claude Lemoi, Dave (Mac) McAlister, Chuck Townsend (via Zoom), Andy Van Abs, Chris Wadsworth.

**Others Attending:**

Frank Dolan, Sonya Hines, Brian Ellstein, Charles MacKainen, Skip Nalette, Houston Cote, Paul Leandri

**Minutes Review:**

Board members reviewed the minutes from the October 14, 2021 meeting. Claude moved and Mac seconded the motion to approve the minutes as corrected. Approval was unanimous.

**Correspondence review:**

No new correspondence.

**Public Hearing - Minor Subdivision of Map 3 Lot 61-2 property on Talbert Hill Road:**

The board reviewed the application for completeness. Claude moved that the board find the application complete for public hearing. Dave provided a second to the motion. Mac abstained from the vote and all others approved.

**6:50** John opened the public hearing. The subdivision would create a new Map 3 Lot 61-2A property of 12.0± acres leaving a Lot 61-2 remainder lot of 55± acres. Paul Leandri asked where on the plan the house would be constructed, and John described what the plan shows.

John closed the hearing. After board discussion Claude moved and Dave provided the second to the motion to approve the application subject to provision of a tax map number, driveway permit, and the setting of an additional pin. The motion was approved by a unanimous vote.

**Capital Improvement Program:**

No new report.

**Rules of Procedure - Draft Rev 8:**

Claude reviewed the outstanding issues including ADU definition and revocation of approval for incorporation in his Revision 8 version of the Rules of Procedure.

**Next meeting:**

The next planning board meeting will be on November 11 at 6:30 pm at Mascoma Community Health Center or via Zoom.

**Adjournment:**

**7:28** Mac moved and Claude seconded the motion to adjourn the meeting. All Board members voted to accept the motion. The meeting was adjourned.

**Respectfully submitted:**

Chuck Townsend, Secretary