



Canaan Planning Board
Meeting of January 11, 2018
Mascoma Senior Center
Minutes

Call to Order

6:30 John Bergeron called the meeting to order.

Members Present: John Bergeron, Mary Ledoux, Claude Lemoi, David McAlister, Chuck Townsend, Arnold Song and Chris Wadsworth were present.

Others Attending:

Jim Shibles (Century 21 Energy Shield) and Kerri Roy (Moose Mountain Realty)

Minutes Review

Chuck Townsend read minutes from the December 14, 2017 meeting. David McAlister moved that the board approve the minutes with a name correction and Chris Wadsworth provided the second. The board approved the minutes.

Conceptual Review of Obermeyer Lot Line Adjustment

Jim Shibles, from Century 21 Energy Shield described the plan for the Obermeyer property at Map I-F Lot 4. John Bergeron described the required setbacks from the lake which would be determined by a surveyor. No other concerns were noted.

Public Hearing on the Proposed Ordinance for Large Wind Energy Systems

7:00 John Bergeron opened the public hearing. Additional Town residents attended for this hearing.

Claude Lemoi reviewed the wind ordinance which the Wind Ordinance Subcommittee developed over the last year. He discussed each of the slides included in the file at

http://www.canaannh.org/boards/planning_board/wind-hearing-presentation.pdf.

7:21 The public hearing was closed. There having been no changes suggested during the hearing, Claude Lemoi moved that we cancel the second proposed public hearing, Mary Ledoux seconded the motion and it was passed.

Review of Proposed Subdivision for Janet Labrie

The board reviewed the subdivision checklist for subdivision of the Map 10 Lot 15 property. No topographical detail or septic approval was indicated. Chuck Townsend moved that the board find the application is sufficiently complete for scheduling a public hearing on Feb 22 at 7:15 at Mascoma Senior Center. Arnold Song seconded the motion and it was approved.

Adjournment

7:45 Chuck Townsend moved adjournment with a second from Claude Lemoi. The board approved the motion.

Respectfully submitted
Chuck Townsend, Vice Chair



Canaan Planning Board
Meeting of January 25, 2018
Mascoma Senior Center
Minutes

Call to Order

7:00 John Bergeron called the meeting to order.

Members Present: John Bergeron, Mary Ledoux, Claude Lemoi, David McAlister, Arnold Song, and Chuck Townsend.

Others Attending:

none

Minutes Review

Chuck Townsend read minutes from the January 11, 2018 meeting. Claude Lemoi moved that the board approve the minutes with a phrase added and John Bergeron provided the second. The board approved the minutes.

Other routine business and announcements

John Bergeron moved that we accept the document presented at the public hearing on January 11th as the ordinance to be put forward on the warrant article for the Town vote on March 3. David McAlister seconded the motion and it was unanimously approved.

John Bergeron reviewed the implications of the **Right-to-Know Law and Land Use Boards** article distributed to the committee.

Communications

Town and Country Magazine - Jan/Feb 2018

Discussion about the Wind System Slides for the Deliberative Session

The board discussed and approved the document that Claude Lemoi plans to use to present information about the proposed Canaan Wind Energy ordinance.

Master Plan Revision

The Board reviewed the draft *Town Buildings and Services* chapter. Chapter drafts for the following chapters still need reviewed: *Economy* (Arnold Song), *Canaan's People* (Chuck Townsend), *Energy* (Chuck Townsend), *Housing* (Chris Wadsworth), *Preserving Our History* (John Bergeron and Chuck Townsend).

Adjournment

8:00 Chuck Townsend moved adjournment with a second from David McAlister. The board approved the motion.

Respectfully submitted
Chuck Townsend, Vice Chair



Canaan Planning Board
Meeting of February 8, 2018
Mascoma Senior Center
Minutes

Call to Order

7:00 John Bergeron called the meeting to order. Being unable to access the Senior Center, we called a temporary adjournment of the meeting and called it back to order in the town offices.

Members Present: John Bergeron, Mary Ledoux, Claude Lemoi, Arnold Song, and Chuck Townsend.

Others Attending:

none

Minutes Review

Chuck Townsend read minutes from the January 25, 2018 meeting. Claude Lemoi moved that the board approve the minutes with a phrase revised and Arnold Song provided the second. The board approved the minutes as revised.

Communications

none

Master Plan Revision

The Board reviewed and suggested additions to the draft *Canaan's People* chapter prepared by Chuck Townsend. The Board reviewed and suggested changes to the draft *Energy* chapter prepared by Chuck Townsend. The Board reviewed and suggested changes to the draft *Preserving our History* chapter prepared by John Bergeron and Chuck Townsend. Chapter drafts for the following chapters still need to be reviewed: *Economy* (Arnold Song) and *Housing* (Chris Wadsworth).

Arnold Song agreed to bring the *Economy* section draft for review at the Feb. 22 meeting. Chuck agreed to bring copies of charts from census data.

Adjournment

8:00 Chuck Townsend moved adjournment with a second from David McAlister. The board approved the motion.

Respectfully submitted
Chuck Townsend, Vice Chair



Canaan Planning Board
Meeting of February 22, 2018
Mascoma Senior Center
Approved Minutes

Call to Order

7:00 John Bergeron called the meeting to order.

Members Present: John Bergeron, Mary Ledoux, Claude Lemoi, Arnold Song, and Chuck Townsend.

Others Attending:

Scott C Sanborn

Minutes Review

Chuck Townsend read minutes from the February 8, 2018 meeting. Claude Lemoi moved that the board approve the minutes and Arnold Song provided the second. The board approved the minutes as revised.

Communications

Wetlands Permit Application boat lift on Goose Pond

Application for Minor Subdivision on Talbert Hill Road for William W Talbert

The board reviewed the application checklist for the Division of the Map 3 Lot 61 property. Finding it complete Arnold Song Moved that we schedule a public hearing for the meeting at the Mascoma Area Senior Center on March 22 at 7:15. Chris Wadsworth seconded the motion and it was approved.

Public hearing for Minor Subdivision of the Janet Labrie property on River Road

The proposal is to divide the Map 10 Lot 15 property into two parcels, Map 10 Lot 15 (1.15 acres) and Map 10 Lot 15-2 (33.2 acres). The board approved the completion of the checklist.

The public hearing was opened and Scott Sanborn described the application. Chuck Townsend moved that the board approve the application as presented. Chris Wadsworth seconded the motion and it was approved.

Master Plan Revision

The Board reviewed the Economy draft as prepared by Arnold Song.

Adjournment

8:00 Claude Lemoi moved adjournment with a second from Arnold Song. The board approved the motion.

Respectfully submitted
Chuck Townsend, Vice Chair



Canaan Planning Board
Meeting of March 8, 2018
Mascoma Senior Center
Approved Minutes

Call to Order

7:00 John Bergeron called the meeting to order.

Members Present: John Bergeron, David McAlister, Claude Lemoi, Arnold Song, and Chris Wadsworth.

Others Attending:

None

Minutes Review

The Board reviewed minutes from the February 22, 2018 meeting. David McAlister moved that the board approve the minutes with a minor editorial correction and Chris Wadsworth provided the second. The board approved the minutes as revised unanimously.

Communications

Notice of Planning Conference on April 28, 2018 in Concord, and current issue of New Hampshire Town and City magazine were received.

Other Business:

Planning Board election of officers is scheduled for the March 22 meeting. It is anticipated that a lot line adjustment on Goose Pond waterfront will be submitted for the March 22 meeting. Recent law changes allow certified notice letter to be replaced by less expensive Certificate of mailing, which doesn't require a signature. Additionally newspaper ads are not required, but the subdivision regulations must indicate that. Pros and cons of these mailing and newspaper options should be explored.

Master Plan Revision:

Arnold Song will provide an update of the Economy section to be reviewed in one month's time. Sharon Duffy has provided a large quantity of electronic photographs from the town files. Chris Wadsworth will review these and select suitable pictures for each Master Plan chapter.

Adjournment

7:30 Claude Lemoi moved adjournment with a second from David McAlister. The board approved the motion.

Respectfully submitted
John Bergeron,
Acting scribe



Canaan Planning Board
Meeting of March 22, 2018
Mascoma Senior Center
Minutes

Call to Order

7:00 John Bergeron called the meeting to order.

Members Present: John Bergeron, Mary Ledoux, Claude Lemoi, David McAlister, Chuck Townsend and Chris Wadsworth were present. John Bergeron appointed alternate member Carol Ann Morrison to fill Arnold Song's seat.

Others Attending:

John and Wanda Lever, Scott Sanborn, Phil Bates and John Carr

Minutes Review

John Bergeron read minutes from the March 8, 2018 meeting. David McAlister moved that the board approve the minutes and Chris Wadsworth provided the second. The board approved the minutes.

Correspondence

N. H. Town and Country - issue for March/April 2018

Merger Application from Walter and Christina Buckwold

John Bergeron reviewed the application for merger of the Map 1 Lot 11 and Map 1 Lot 12 properties. David McAlister moved that we approve the application. Chris Wadsworth seconded the motion. Carol Ann Morrison recused herself and the other board members voted to accept the merger.

Application for Minor Subdivision of William Talbert Property

The application is for dividing a lot off of the 79 acre Map 3 Lot 61 property. John Bergeron and the board reviewed the checklist. Claude Lemoi moved that we find the application sufficiently complete for hearing. Carol Ann Morrison seconded the motion and it was approved.

7:16 John Bergeron opened the public hearing. Scott Sanborn, the project engineer, described the planned subdivision to create the new 12.35 acre Map 3 Lot 61 property leaving the remainder as Map 3 Lot 61B. Scott Sanborn and the board answered questions from the public.

The public hearing was closed. Claude Lemoi moved that we approve the proposed subdivision and Mary Ledoux seconded the motion. David McAlister recused himself from the vote. Remaining board members unanimously approved the motion.

Application Review for Boundary Line Adjustment For John and Mayann Larese

The board reviewed the checklist for the lot line adjustment. David McAlister moved that the board find the application sufficiently complete for a public hearing at the

Macoma Senior Center on April 12, 2018 at 7:15. Carol Ann Morrison seconded the motion and the board approved it.

Master Plan Review

John Bergeron reported that he had looked at the photos disc that Sharon Duffy provided so the board could add photos to the Master Plan. He offered to cull out extra materials from the disc and then share it with Chris Wadsworth.

The board reviewed the Housing section prepared by Chris Wadsworth that incorporated changes suggested during a previous review.

Adjournment

7:55 John Bergeron moved adjournment with a second from Claude Lemoi. The board approved the motion.

Respectfully submitted,
Chuck Townsend, Vice Chair



Canaan Planning Board
Meeting of April 12, 2018
Mascoma Senior Center
Meeting Minutes

Call to Order:

7:00 John Bergeron called the meeting to order.

Members Present: Members John Bergeron, Claude Lemoi, and Chuck Townsend. John Bergeron appointed alternate member Carol Ann Morrison's to fill Arnold Song's seat.

Others Attending:

Jim Shible, Wayne Morrison

Minutes review:

Chuck Townsend read minutes from the March 22, 2018 meeting. Carol Ann Morrison moved acceptance of the minutes with a name correction and Claude Lemoi seconded the motion. The motion was approved.

Routine Business:

John Bergeron alerted members to two conferences coming up during April. Chuck Townsend and John Bergeron expressed interest in attending the "Hard Road to Travel" conference.

Public Hearing for Boundary Line Adjustment on West Shore Road

John Bergeron reviewed the application checklist for a boundary line adjustment between the John Z. and Maryann Larese property at Map 1 Lot F5 and the Obermeyer Family Trust property at Map 1 Lot F29. Claude Lemoi moved that we find the application sufficiently complete to open the public hearing and Carol Ann Morrison seconded the motion. It was passed.

7:20 John Bergeron opened the public hearing. Jim Shible discussed the plan.

7:25 John Bergeron closed the hearing. Claude Lemoi moved that we approve the application. Carol Ann Morrison seconded the motion and it was passed

Adjournment:

7:30 Carol Ann Morrison moved adjournment. Claude Lemoi provided the second and the motion was approved.

Respectfully submitted
Chuck Townsend, Vice-Chair

**Canaan Planning Board
Meeting of April 26, 2018
Mascoma Senior Center
Minutes**

Call to Order:

7:00 John Bergeron called the meeting to order.

Members Present: John Bergeron, Claude Lemoi, David McAlister, Chuck Townsend and Chris Wadsworth.

Others Attending:

none

Minutes review:

Chuck Townsend read minutes from the April 12, 2018 meeting. David McAlister moved acceptance of the minutes with a date correction and Chris Wadsworth seconded the motion. The motion was approved.

Routine Business and announcements:

On Friday the 27th we can join in the celebration of the retirement for Terri Purcell.

Master Plan Revision:

Board members reviewed and made revisions in the draft Housing chapter. Chuck Townsend agreed to prepare two charts for insertion in the chapter. One would show Canaan's housing types compared to the surrounding towns. A second would show shifts in Canaan comparing the year 2000 with 2010 and with 2015.

Adjournment:

9:10 David McAlister moved adjournment. Claude Lemoi provided the second and the motion was approved.

Respectfully submitted
Chuck Townsend, Vice-Chair



Canaan Planning Board

Minutes

Meeting of May 10, 2018

Mascoma Senior Center

Call to Order

7:00 John Bergeron called the meeting to order.

Members Present: Members John Bergeron, Mary Ledoux, Claude Lemoi, David McAlister, Carol Ann Morrison, Chuck Townsend and Chris Wadsworth were present.

Others Attending: Ernie Labombard, Wayne Morrison

Conceptual Review:

The board had a discussion with Ernie Labombard concerning putting a second home on his Map 32 Lot 17C property, 16 acres. Mr Labombard will need a driveway permit, septic approval, and to follow mobile home rules for home installation. David McAlister moved that John Bergeron write an email message to Mr Labombard describing these conditions, and to send copies to Mike Sampson and Bill Wilson.

Minutes Review:

Chuck Townsend read minutes from April 24, 2018 meeting. David McAlister moved that the board approve the minutes with a date correction and Claude Lemoi provided the second. The board approved the minutes.

Election of officers:

Chuck Townsend nominated John Bergeron as Chair; Chuck Townsend nominated Claude Lemoi as Vice Chair; John Bergeron nominated Mary Ledoux as Secretary. The board cast one vote for the slate as nominated.

Correspondence

Town and City - NHMA; May/June 2018

Other Business

The board discussed changes in ways to facilitate creation of the agenda. Mary Ledoux will discuss alternative methodologies with Sharon Duffy.

John Bergeron and the board and discussed use of the Avatar website for assessment data and maps.

David McAlister moved and Mary Ledoux seconded the motion to ask John Bergeron to create a Planning Board application form for use by people intending to add a second dwelling on a lot.

Master Plan Revision Discussion:

Chris Wadsworth presented his plans for photographs to be included in the master

plan. The board reviewed photographs and suggested additional photographs that would be desirable.

Adjournment

8:40 David McAlister moved adjournment with a second from Mary Ledoux. The board approved the motion.

Respectfully submitted
Chuck Townsend, Vice Chair



Canaan Planning Board
Meeting of June 14, 2018
Mascoma Senior Center
Approved Minutes

Call to Order:

7:00 John Bergeron called the meeting to order.

Members Present: John Bergeron, Mary Ledoux, Claude Lemoi, David McAlister, Chuck Townsend and alternate Carol Ann Morrison. John Bergeron appointed Carol Ann Morrison to serve in Arnold Song's place.

Others Attending:

none

Routine Business and announcements:

John Bergeron and Mary Ledoux agreed to meet next week to discuss revision of the agenda process.

Review of Application for Subdivision of Property of William Amaral & Lynne Murray

John Bergeron read the letter from Scott Sanborn describing a proposed subdivision of the Map 7 Lot 72 property on South Road and Potato Road. The board reviewed the checklist. David McAlister moved acceptance of the application for public hearing on July 12, 2018 at 7:15 at the Mascoma Senior Center.

Master Plan Revision:

Board members reviewed the photos now incorporated in the chapters of the revised master plan, together with other photos filed in the Google drive, and suggested additional photos that would be useful to add. John Bergeron made a listing of the photos suggested and members were invited to contribute photos.

Adjournment:

8:40 Mary Ledoux moved adjournment. David McAlister provided the second and the motion was approved.

Respectfully submitted
Chuck Townsend, Vice-Chair



Canaan Planning Board
Meeting of June 28, 2018
Mascoma Senior Center
Approved Minutes

Call to Order:

7:02 John Bergeron called the meeting to order.

Members Present:

John Bergeron, Claude Lemoi, David McAlister (arrived 7:15), Chris Wadsworth and alternate Carol Ann Morrison (left at 8:15). John Bergeron appointed Carol Ann Morrison to serve in Chuck Townsend's place.

Others Attending:

Ron and Diane Bonin

Minutes of prior meeting:

Minutes of June 14, 2018 were read. A motion to approve was made by Claude Lemoi and seconded by Chris Wadsworth. Vote was unanimous to approve.

Routine Business and announcements:

John Bergeron stated that the Board received a bill for \$5312.33 for Municipal dues to Upper Valley Lake Sunapee Regional Planning Commission and that the town generally doesn't pay this bill.

Review of Application for Subdivision of Property of Ron and Diane Bonin:

Ron and Diane Bonin, at 1118 NH Route 118, Map 13 Lot 16A. The Board reviewed the application for completeness and found it generally complete. Dave McAlister moved that the Board hold a hearing at the Senior Center on July 26, 2018 at 7:15, Carol Ann Morrison seconded it, and the Board approved it.

Discussion: Chris Wadsworth brought up the fact that some deed restrictions can prevent property from being sold, for instance, a deed that prevents the land from being sold for commercial purposes, and for that reason, is costing the owner money by preventing the sale of the property. John posited that in Canaan, this might not be a deterrent unless an injured private party abutting the land sued, but that often banks won't loan money for a project that has a restriction in the deed.

Master Plan Revision:

Board members continued to review photos for incorporation in the chapters of the revised master plan. A list was made of photos chosen with likely chapters for their use. Also, the Board liked some ideas, but wanted better pictures for those spots.

These minutes were approved on July 12, 2018.

Adjournment:

The Board adjourned at 8:30 on a motion by Claude Lemoine and a second by Dave McAlister.

Respectfully submitted,
Carol Ann Morrison



Canaan Planning Board
Meeting of July 12, 2018
Mascoma Senior Center
Approved Minutes

Call to Order:

7:00 John Bergeron called the meeting to order.

Members Present: John Bergeron, Claude Lemoi, Chuck Townsend and Chris Wadsworth.

Others Attending:

Bill Amaral, Ernst Schori

Minutes Review:

John Bergeron read through the June 28, 2018. Claude moved to accept with revisions and Chris provided the second. It was approved unanimously.

Correspondence

Town and City — July/August 2018

John Bergeron reported that there is a vacancy on the Board of Adjustment. Claude Lemoi moved that the Planning Board recommend Arnold Song for nomination to the position. Chris Wadsworth seconded the nomination and it was approved.

Public Hearing for Major Subdivision of Amaral/Murray Property on South Road

John Bergeron read the application checklist for the Map 7 Lot 72 property. Claude Lemoi moved that the board find the application sufficiently complete for public hearing. The proposal is to create three lots, Map 7 Lot 72-1 (12.01 acres), Map 7 Lot 72-2 (11.22 acres), Map 7 Lot 72-3 (11.12 acres), leaving a reminder lot of 92+/- acres. The driveway permits were not located.

7:08 John Bergeron opened the public hearing. After minor discussion John Bergeron closed the hearing at 7:25.

It appears in an email supplied by Bill Amaral that the the driveway permits have been received but not yet added to the application folder. Chuck Townsend moved that the board approve the application as presented. Chris Wadsworth seconded the motion and it was approved.

Other Business

Board members discussed possible candidates to fill openings in the planning board. The need to find candidates from varied parts of town, rather than increasing the number of members from Canaan Street.

Adjournment:

7:50 Chris Wadsworth moved adjournment. Chuck Townsend provided the second and the motion was approved.

Respectfully submitted
Chuck Townsend, scribe



Canaan Planning Board
Meeting of August 9, 2018
Mascoma Senior Center
Minutes

Call to Order:

7:05 John Bergeron called the meeting to order.

Members Present: John Bergeron, Claude Lemoi, David McAlister, and Chuck Townsend..

Others Attending:

none

Minutes Review:

no new minutes

Correspondence:

none

Other routine business and announcements;

Claude Lemoi reported that he had contacted one person about becoming a board member. Claude has some other possibilities he could discuss. Chuck Townsend will talk again to the person he contacted several weeks ago.

Master Plan discussion

Members discussed new master plan bullets suggested by Chuck Townsend, their wording and the chapters they would fit into.

Adjournment:

9:00 Chuck Townsend moved adjournment. Claude Lemoi provided the second and the motion was approved.

Respectfully submitted
Chuck Townsend, scribe



Canaan Planning Board
Meeting of August 23, 2018
Mascoma Senior Center
Minutes

Call to Order:

7:05 John Bergeron called the meeting to order.

Members Present: John Bergeron, Claude Lemoi, Mary Ledoux, Chuck Townsend and Chris Wadsworth. John Bergeron appointed alternate Carol Ann Morrison to fill Arnold Song's seat.

Others Attending:

Chris Rollins, Richard Clancy

Minutes Review:

Chuck Townsend read the minutes from the August 9, 2018 meeting. Claude Lemoi moved that the minutes be approved with an editorial change. Mary Ledoux seconded the motion and it was passed.

John Bergeron read the minutes from the July 26, 2018 meeting. Claude Lemoi moved that the minutes be approved, Mary Ledoux seconded the motion and it was passed.

Correspondence:

Dredge and Fill Permit for existing bridge carrying Rt 118 over the Indian River, received for our information only.

Conceptual Review of project proposed by Charlie and Nancy Neily:

7:10 Chris Rollins presented the project for a lot line adjustment to Charlie Neily's 16 acre lot at Map 8 Lot 36. The proposal would move a current lot line between land on two separate deeds to create a lot line dividing the property into a 6 acre lot with his home and apartment, and a 7.8 acre lot containing the barn and saw mill. There was no clear line established between lots purchased by Charles Neily in 1974 and the larger piece he purchased in 1984, and the two properties have been merged in town records with no official process. The discussion was whether there are two lots legally and a lot line adjustment would be possible, or if it is legally a single lot and a subdivision would be appropriate. Chris Rollins acting as agent for the applicant agreed to explore the possibility of merging the lots as a next step.

New member search:

Claude Lemoi introduced Richard Clancy who is willing to serve as an alternate member of the planning board. Claude Lemoi moved that the board appoint him as an alternate member and Mary Ledoux seconded the motion. The motion passed.

Mary Ledoux has spoken to a candidate who has declined the opportunity. She will now approach another possible candidate. Claude Lemoi spoke of another possible member he is willing to approach.

Master Plan discussion:

Mary Ledoux has added some additional photos and John Bergeron moved them to the pix folder of the planning board folders. Chris Wadsworth added another photograph for addition to the pix folder.

Adjournment:

8:33 Chuck Townsend moved adjournment. Mary Ledoux provided the second and the motion was approved.

Respectfully submitted
Chuck Townsend, scribe



Canaan Planning Board
Meeting of September 13, 2018
Mascoma Senior Center
Minutes

Call to Order:

7:00 John Bergeron called the meeting to order.

Members Present: John Bergeron, Claude Lemoi, David McAlister, Chuck Townsend and Chris Wadsworth.

Others Attending:

none

Minutes Review:

John Bergeron read the minutes from the August 23, 2018 meeting. David McAlister moved that the minutes be approved with amendments. Claude Lemoi seconded the motion and it was passed.

Correspondence:

UVLSRPC -Letter announcing that it is time for an update of the N.H. Ten-Year Transportation Improvement Plan, and including a form to suggest additions to be considered to the plan.

Minor Subdivision for Roy & Vanessa Morse on Goose Pond Road

The application is to subdivide the Map 4 Lot 63 property. John Bergeron read the letter from Scott Sanborn describing an application for the subdivision and the application checklist. Chuck Townsend identified errors on the abutters list. David McAlister moved that the application is sufficiently complete for hearing on October 25 at 7:15 at the Mascoma Senior Center. Chris Wadsworth seconded the motion and it was passed.

Master Plan discussion:

The discussion focused on organizing plans for selecting and adding photographs to the master plan sections. Chuck Townsend agreed to continue working on incorporating photographs in the Master Plan Sections.

Adjournment:

8:33 Chuck Townsend moved adjournment. David McAlister provided the second and the motion was approved.

Respectfully submitted
Chuck Townsend, scribe



Canaan Planning Board
Meeting of September 27, 2018
Mascoma Senior Center
Minutes

Call to Order:

7:00 John Bergeron called the meeting to order.

Members Present: John Bergeron, Claude Lemoi, Chuck Townsend and Chris Wadsworth. John Bergeron appointed Alternate Richard Clancy to vote in Carol Ann Morrison's place.

Others Attending:

none

Minutes Review:

Chuck Townsend read the minutes from the September 13, 2018 meeting. John Bergeron moved that the minutes be approved with a word change. Chris Wadsworth seconded the motion and it was passed.

Correspondence:

Town & City - N.H. Municipality publication received

Master Plan discussion:

The discussion reviewed sections that still need work and who would take responsibility for the sections. Chuck Townsend will prepare a sample format page for discussion at the next meeting. Claude Lemoi will finish Natural Resources and Recreation. John Bergeron will give a final look at the History, Land Use, Economy, and Natural Hazards sections. Richard Clancy will review the Town Buildings and Services section. Chris Wadsworth will continue working on the Housing and the roads and Transportation sections. Chuck Townsend will prepare finalized versions of the People and the Energy and Public Utilities sections.

Adjournment:

8:00 Chuck Townsend moved adjournment of the meeting. Richard Clancy provided the second and the motion was approved.

Respectfully submitted
Chuck Townsend, scribe



Canaan Planning Board
Meeting of October 11, 2018
Mascoma Senior Center
Minutes

Call to Order:

7:00 John Bergeron called the meeting to order.

Members Present: John Bergeron, David McAlister, Mary Ledoux, and Chuck Townsend were present.

Others Attending:

none

Minutes Review:

Chuck Townsend read the minutes from the September 27, 2018 meeting. Mary Ledoux moved that the minutes be approved with a word change. David McAlister seconded the motion and it was passed.

Correspondence:

Working Together for **Vital Communities** - Vital Communities Fall publication

Master Plan discussion:

Chuck Townsend distributed a page of the Wind Ordinance as a model for the Master Plan. Using this format, Each Master Plan section (Natural Resources and Recreation, f.e.) would have a Roman Numeral designation. Under that there would be a capital letter for the first sub-section (Introduction, f.e.) and individual points would be numbered (Protect and improve ..., f.e.). Subpoints could be indicated by small letters.

Members spent most of its time reviewing and making adjustments to the *Economy* section.

Adjournment:

8:30 Mary Ledoux moved adjournment of the meeting. David McAlister provided the second and the motion was approved.

Respectfully submitted
Chuck Townsend, scribe



Canaan Planning Board
Meeting of November 8, 2018
Mascoma Senior Center
Minutes

Call to Order:

7:00 John Bergeron called the meeting to order.

Members Present: John Bergeron, Claude Lemoi, and Chuck Townsend were present. John Bergeron appointed Richard Clancy to serve as an alternate for Mary Ledoux.

Others Attending:

none

Minutes Review:

Chuck Townsend read the minutes from the October 11, 2018 meeting. Claude Lemoi moved that the minutes be approved with a word change. Chris Wadsworth seconded the motion and it was passed.

Correspondence:

NH Town and City — November/December 2018

Public Hearing for A. Roy and Vanessa Morse Subdivision

7:15 The board reviewed the application for a simple subdivision of their Map 4 Lot 63 property on Goose Pond Road. The public hearing was opened. Board members noted several markings on the plat which are not described in the legend, but are scattered elsewhere on the plat. The meeting was continued until December 13 because an abutter was not properly noticed.

Capital Improvement Program Discussion

Claude Lemoi reviewed the draft CIP prepared and recommended by the CIP committee. Planning Board members discussed the CIP and made suggestions, mostly dealing with the format of the report. John Bergeron moved that the Board accept the report incorporating the tweaks suggested. Chuck Townsend seconded the motion and it was approved.

Ten Year Transportation Plan Discussion

The board reviewed the Upper Valley Lake Sunapee Regional Planning Commission request for the town's input for its transportation needs. Claude Lemoi described the recommendations he had prepared for the planning commission. He will submit the final report to the commission tomorrow.

Master Plan Discussion:

Members reviewed and made a few final adjustments to the *Preserving Our History* section which John Bergeron had put together so well.

Adjournment:

8:50 Chuck Townsend moved adjournment of the meeting. Chris Wadsworth provided the second and the motion was approved.

Respectfully submitted
Chuck Townsend, scribe



Canaan Planning Board
Meeting of December 13, 2018
Mascoma Senior Center
Minutes

Call to Order:

7:00 John Bergeron called the meeting to order.

Members Present: John Bergeron, Mary Ledoux, Claude Lemoi, Chuck Townsend and Chris Wadsworth were present.

Others Attending:

Scott Sanborn, Joe Mendola and Alternate Member Richard Clancy

Minutes Review:

Chuck Townsend read the minutes from the November 8, 2018 meeting. John Bergeron moved that the minutes be approved. Claude Lemoi seconded the motion and it was passed.

Correspondence:

none

Public Hearing for A. Roy and Vanessa Morse Subdivision

7:15 The board reviewed the checklist for a simple subdivision of the Map 4 Lot 63 property on Goose Pond Road. Chuck Townsend moved that the board find the application sufficiently complete for a public hearing, and Mary Ledoux seconded the motion. The motion was approved and the hearing was opened. Scott Sanborn reviewed the plans for the subdivision. Scott Sanborn said that the state has not yet approved the septic design for a 4-bedroom system, so he requested a conditional approval pending State septic approval.

7:22 The public hearing was closed. Chuck Townsend moved that we give approval conditional on the septic plan approval. Mary Ledoux seconded the motion and it was approved.

Public hearing on removal of a tree on a Scenic road

7:30 The public hearing was conducted for the removal of a tree between 119 and 124 Codfish Hill Road. Claude Lemoi made a motion to approve the removal. Chris Wadsworth seconded the motion and it was approved.

Conceptual Review a Plan for a Two-Unit Condominium

Joe Mendola presented the plan to create a two-unit condominium based on the two foundations shown on the Map 3 Lot 63A-1, 3.87-acre property off 250 Grafton Turnpike Road. "Tiny mansions" would be constructed on the foundations. There was discussion about the distinction between a tiny home and manufactured housing, and on the need for a town-quality road until the driveway to the location at which the driveway to the two condo units separates from the current driveway.

Preliminary Completeness Review for Subdivision on Stark Hill Road

The proposal would create two lots from Mark Boivin's Map 6 lot 69A-1 property on Stark Hall Road. After reviewing the checklist Chuck Townsend moved that the board find the application sufficiently complete for a public hearing on January 10 at the Mascoma Senior Center. John Bergeron seconded the motion and it was approved.

Adjournment:

8:25 Claude Lemoi moved adjournment of the meeting. Mary Ledoux provided the second and the motion was approved.

Respectfully submitted
Chuck Townsend, scribe