



Canaan Planning Board
Meeting on January 27, 2022
Mascoma Community Health Center/Zoom
Minutes

Call to Order:

6:30 John Bergeron called the meeting to order.

Members Present:

John Bergeron, Claude Lemoi, Dave McAlister (select board ex officio), Chuck Townsend (via Zoom), Andy van Abs(via Zoom), and Christopher Wadsworth. Chuck and Andy were not reasonably able to attend in person because they have high risk health concerns.

Others Attending:

Jacob Burgess (via Zoom), Alan and Lorraine Goodman, Corinne Morse, Margo Kreh

Minutes review:

Board members reviewed the minutes from the January 13, 2022 meeting. Dave moved and Chris seconded the motion to approve the minutes with several clarifications. Approval was unanimous.

Correspondence review:

none

Public Hearing, Goodman Minor Subdivision on Kilton Rd:

The board reviewed the application for completeness. Members noted that the plat should show driveways, and should show square feet as well as acres. The addresses of abutters need to be noted on the plat and a portion of Straw Brook should be delineated. Dave moved and Claude seconded the motion to approve the application for public hearing noting the need for the improvements noted. Dave moved and Chris seconded the motion to open the public hearing. It was approved by a unanimous vote.

6:45 Jacob Burgess of Pioneer Land Surveying described the three lot subdivision creating three Map 4 parcels; Lot 36.2 at 10.58 acres, Lot 36.1 at 8.65 acres, and Lot 36 at 16.44 acres.

John closed the public hearing and opened discussion. He noted a number of additional changes that will need to be added to the plat. Additional iron pins will need to be set. There are additional items that need to be added to the legend. The fire chief will have to recommend a fire equipment turnaround and its recommended location. The access section of Class VI Kilton Road would need to be designed and improved to town road standards, with adequate shoulder width to provide clearance near utility poles. A

driveway maintenance agreement for the new road section would need to be incorporated in the subdivision plans.

The board discussed alternate subdivision boundary lines that would reduce the need for road development. Jacob Burgess agreed that changing the application to a 2-lot subdivision by combining lots labeled 36-1 and 36-2 would make economic sense. A motion to continue the hearing to February 10 at 6:45 was made by Dave, seconded by Chris and passed. The meeting was continued for consideration of a revised application for a two-lot subdivision and including a driveway permit.

Discussion - Rules of Procedure Draft Revision 11:

Claude reviewed the final changes in the document and the newly added definitions of 'accessory' and 'additional' dwellings. John noted that changes in subdivision regulations may be necessary. John moved that the board adopt the revised Rules of Procedure. Dave seconded the motion and it was passed.

Vote to Place the Floodplain Management Ordinance on March ballot:

John reviewed the changes that would be voted on at the March warrant. John moved and Dave seconded the motion to place it on the ballot. The motion passed with a unanimous vote.

Alternate member vacancy:

There is one opening for an alternate and one for a regular member. Michael Riese would like to run as a member or alternate. Richard Clancy is interested in running as a member or continuing to be an alternate member. Corinne Morse introduced herself and expressed her interest in becoming an alternate member.

Claude moved and Dave seconded the motion to appoint Corinne Morse as an alternate member. The motion was approved unanimously.

Next meeting:

The next planning board meeting will be on February 10th at 6:30 pm at the Mascoma Community Health Center and via Zoom.

Adjournment:

8:07 Dave moved and Claude seconded the motion to adjourn the meeting. All attending board members voted to accept the motion. The meeting was adjourned.

Respectfully submitted:

Chuck Townsend, Secretary