



Canaan Planning Board
Meeting on March 7, 2022
Mascoma Community Health Center/Zoom
Approved 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), Corinne Morse, Michael Riese, Tom Oppel, Chuck Townsend (via Zoom), Andy Van Abs (via Zoom), and Christopher Wadsworth. Richard Clancy (alternate) also attending. Chuck and Andy were not reasonably able to attend in person because they have high-risk health concerns.

Others Attending:

Scott Sanborn, Laura Smith, Nellie and Chris Kondi

Minutes review:

Board members reviewed the minutes from the February 24, 2022 meeting. Dave moved and Chris seconded the motion to approve the minutes with a corrected meeting time. Approval was unanimous.

Other Business:

Sherrill Zani discovered that the lot numbers shown on the Mylar for a property line adjustment between the Shields and Jespersen properties did not agree with the numbers on the application. Preparation of a new plat has been requested to correct the error.

Lot Line Adjustment at Cozy Corner on US Route 4:

The board reviewed the application for completeness. Dave moved and Chuck seconded the motion to find the application complete. Approval was unanimous.

6:30 John opened the public hearing. Scott Sanborn described the plan. The lot line adjustment is between the Town of Canaan and CBS Realty LLC, on whose property the Red Wagon Bakery is situated. The lot line adjustment will increase the parking area of Red Wagon Bakery by transferring 2,038 sq. ft. from the vacant town property, Lot 15A-49B, to the adjacent CBS Realty property, Lot 15A-47. Both lots will have more than 50 feet of road frontage after the annexation, and because the properties have access to municipal water and sewer service, the lot being made smaller does not require NHDES subdivision approval.

John closed the public hearing. Dave moved and Thomas seconded the motion to approve the lot line adjustment. Approval was unanimous.

Next meeting:

The next planning board meeting will be on March 10th at 6:30 pm at the Mascoma Community Health Center and via Zoom. Chuck agreed that he would host the Zoom access to the meeting.

Adjournment:

7:30 Chuck moved and Dave 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