



Canaan Planning Board
Meeting on April 14, 2022
Mascoma Community Health Center/Zoom/Telephone
Minutes

Call to Order:

6:38 pm. John Bergeron called the meeting to order.

Members Present:

John Bergeron, Claude Lemoi, Christopher Wadsworth, Michael Riese, Stephen Freese (selectboard ex office), Richard Clancy, Andy van Abs (via Zoom for health concerns), Tom Oppel (via Zoom, out of town), Richard Clancy, Michael Riese.

Other Attendees:

John Dyer, Laura Smith, Gary Webb, Charles & Marcia Clark in person. Karen Henry & David Cole via Zoom. Charlotte Abington via telephone.

Minutes Review: Board members reviewed the Minutes for the March 7, 2022 meeting. Claude Lemoi *Moved* and Christopher Wadsworth *Seconded the Motion* to approve the Minutes with a grammatical correction and to add Tom Oppel as attending. Approval was unanimous.

Correspondence Review:

None.

Public Hearing, Moss Flower Lane, Lot I-D-32.

John Bergeron opened the hearing with a review of Mr. John Dyer's application to place a personal residence on Lot I-D-32 in accordance with Class VI & Private Road Policy. John provided a detailed description of the site characteristics, including photographs and an approval letter from Fire Chief Hennessey. Public discussion of the application followed: Laura Smith read a prepared statement detailing her objections to the proposed project. A summary of her concerns include potential impact on wildlife, road damage and the scale of buildings. John Dyer clarified the building will be 3 bedrooms, he has only a pontoon boat and seeks a quiet neighborhood for his children. Maria Clark clarified location of turn-around areas mentioned in the Fire Chief's letter. Laura Smith has posted her property to prevent vehicles from turning in her driveway. Maria & Charles Clark described their manual efforts to maintain

the road and drainage and asked for an explanation of the Road Fire Code. John Bergeron referred attendees to the NFPA-1, Section 18.

The public discussion was closed at 7:31 pm. The Board's review of the application included lot size, building size, road condition, DES permit approval and the Fire Chief's requirements to improve the road safety. Mr. Dyer explained he is prepared to incur the costs to improve the road.

Claude Lemoi *Moved* and John Bergeron *Seconded the Motion* that the Planning Board recommend the Selectboard approve the Moss Flower Lane project subject to the following conditions:

- 1- the road remains passable to all residents during construction.
- 2- the road be improved after construction by applying approximately 4-6" of hard pack (or equivalent).
- 3- the road improvements will comply with the Fire Chief's requirements, subject to his final approval.
- 4- applicant provides a written commitment to these conditions.

Approval was unanimous. Public attendees left the meeting.

Lot Line Adjustments, Cozy Corner:

The Town of Canaan is both the owner and abutter of the lots involved. The Town seeks to merge 4 small lots into one contiguous lot to facilitate an easier sale. Claude Lemoi *Moved* and Stephen Freese *Seconded the Motion* that the application is sufficiently complete for a public hearing. Approval was unanimous. At 8:12 PM, John Bergeron opened the public hearing.

There being no one present from the public, discussion was closed at 8:13 PM.

Claude Lemoi *Moved* and Stephen Freese *Seconded the Motion* to approve the Lot Line adjustment as presented. Approval was unanimous.

Election of Officers:

John Bergeron asked for volunteers to serve as Officers for the new term. There being no volunteers, John nominated the following to serve: John Bergeron as Chairperson, Claude Lemoi as Vice-Chairperson, Tom Opper as Secretary and Michael Riese as Scribe.

Approval was unanimous.

Next Meeting:

The next Planning Board meeting is currently scheduled for April 28 at 6:30 PM at the Mascoma Community Health Center and via Zoom.

Adjournment:

8:20 PM. Claude Lemoi *Moved* and Chris Wadsworth *Seconded the Motion* to Adjourn.

Approval was unanimous.

Respectfully submitted,
Michael Riese, Planning Board Scribe