



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

Call to Order:

6:30 pm. John Bergeron called the meeting to order.

Members Present:

John Bergeron, Corinne Morse, Christopher Wadsworth, Michael Riese, Claude Lemoi, Tom Oppel and Richard Clancy. Corinne Morse represented Andy van Abs for voting purposes.

Other Attendees:

Anson Smith, landowner. Collin Brown, surveyor. Aaron Simpson, legal counsel for Mr. Smith. James Swainamer (an abutter to Mr. Smith)

Minutes Review: Board members reviewed the Minutes for the June 23, 2022 meeting. Tom Oppel *Moved* and Christopher Wadsworth *Seconded the Motion* to approve the Minutes, subsequent to correct date and one grammatical error.

**** Minutes were Approved Unanimously.**

Lot Merger Map 15A, Lots 66 & 67, Gary & Deborah Hammond owners:

After a discussion concerning the merger of two adjacent properties, Tom Oppel *Moved* and Corinne Morse *Seconded the Motion* to approve the request for the Lot Merger of Lots 66 & 67 on Map 15A.

**** Motion was Approved Unanimously**

Lot Merger Map 7, Lot 7 & 8 Nancy Perron:

After a discussion concerning this merger of two adjacent properties, Richard Clancy *Moved* and Tom Oppel *Second the Motion* to approve the request for the Lot merger of lots 7 & 8 on Map 7.

**** Motion was Approved Unanimously.**

Sub-division Application, Fernwood Farms Rd, Anson Smith:

6:43 pm. A number of documents for the proposed project were provided by Mr. Smith. The Major Sub-Division Checklist was used to help review the documents. Overall, the application was deemed nearly complete, with some requirements incomplete. Those items include a missing Seal of the Surveyor, soil erosion, sediment control and stormwater calculations from the engineer. During discussion, the applicant commented that the project may be altered prior to completion, including a “phased” approach. Based on the incomplete application, Claude Lemoi *Moved* and Tom Oppel *Seconded the Motion* to reschedule the public hearing to a later date to be determined and posted publicly, with Applicants approval.

**** Motion was Approved Unanimously.**

A Conceptual Review commenced to assist the applicant in identifying specific requirements needed to complete the application. Issues discussed included road grade, culvert capacity calculations and stormwater collection.

At 7:41 the session ended and the applicants left the meeting.

Correspondence Review:

John Bergeron forwarded the July/August edition of *Town and City Magazine*.

Board Vacancies: Claude Lemoi *Moved* and Tom Oppel *Seconded the Motion* to appoint Corinne Morse to replace Andy van Abs as a full member of the Planning Board.

****Vote was Approved Unanimously.**

John Bergeron then asked members to consider other potential candidates to fill the open Alternate positions.

Google Drive Clean-Up:

John updated the Board on his recent efforts towards a final “clean-up” of the shared documents on Google Drive, which is near completion.

Other Business and Announcements:

John Bergeron led a brief discussion concerning new legislation, HB1661, effective August 23, 2022 that in summary will require Land Use Boards to cite specific reasons for disapproval of a proposed project. More specific guidelines/education is forthcoming.

Next Meeting:

The next Planning Board meeting is currently scheduled for July 28, 2022 at 6:30 PM at the Mascoma Community Health Center and via Zoom.

Adjournment:

7:57 PM. Claude Lemoi *Moved* and Christopher Wadsworth *Seconded the Motion* to Adjourn.

** Motion was Approved unanimously.

Respectfully submitted,

Michael Riese, Planning Board Scribe