



Canaan Planning Board  
Meeting on August 25, 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, Christopher Wadsworth, Claude Lemoi, Tom Oppel, Corinne Morse, Michael Riese. Richard Clancy joined at 6:38 PM. Tom Oppel left the meeting at 7:15 pm.

**Minutes Review:** Board members reviewed the Minutes for the July 28, 2022 meeting. Claude Lemoi *Moved* and Tom Oppel *Seconded the Motion* to approve the Minutes, subsequent to adding more specific language describing the result of the Public Hearing for the Sub-Division Application for 233 Goose Pond Road, Map 4, lot 48.

\*\* Minutes were Approved Unanimously.

**Correspondence Review:** John Bergeron described a conversation he had with the new owner of a 100 acre parcel of land just west of Sands O' Time Road, who inquired about the Sub-division Application process.

**New NH Laws Summary:** John Bergeron led Board members through a review of the "Changes to Planning & Zoning Laws in 2022: A Guide for Municipalities" document developed by NHMA, OPD and the BEA. New requirements in HB 1666 include providing specific written findings of fact that support an approval or disapproval, public posting of all application fees, and institution of a new 65 day timeline for acting on a completed application.

**Master Plan Implementation:** Following a brief discussion of options for periodically reviewing the Master Plan, it was agreed to re-schedule this topic for a future meeting.

**Board Vacancies:** Tom Oppel met with a potential candidate who is taking time to consider the possibility of joining the Board. Claude Lemoi spoke with a potential candidate, but a conflict will make him ineligible at this time.

**Driveway Regulations & Forms:** Tom Oppel had nothing to report at this time.

**Building Code Ordinance:** John Bergeron led a discussion to propose a 2023 Warrant Article that would assign Building Code Board of Appeals duties to the Board of Adjustment. It was also suggested that building permit fees be re-examined to reflect current costs associated with the process, at a minimum, and possibly re-examine the responsibilities for determining building permit fees going forward, which would also require a Warrant Article.

**Other Routine Business:** Richard Clancy reported that the Lot 12-8 parcel on Fernwood Farms Rd. was under contract for sale.

**Next Meeting:**

The next Planning Board meeting is currently scheduled for September 8, 2022 at 6:30 PM at the Mascoma Community Health Center and via Zoom.

**Adjournment:**

7:20 PM. Chris Wadsworth *Moved* and Corinne Morse *Seconded the Motion* to Adjourn.

\*\* Motion was Approved unanimously.

Respectfully submitted,  
Michael Riese, Planning Board Scribe