



Canaan Planning Board
Meeting on September 8, 2022
Mascoma Community Health Center/Zoom/Telephone
Minutes

Call to Order:

6:31 pm. John Bergeron called the meeting to order.

Members Present:

John Bergeron, Claude Lemoi, Tom Oppel, Corinne Morse, Richard Clancy, Michael Riese. John Bergeron appointed Alternate Michael Riese to represent Christopher Wadsworth for voting purposes.

Absent: Christopher Wadsworth

Minutes Review:

Board members reviewed the Minutes for the August 25, 2022 meeting. Claude Lemoi *Moved* and Tom Oppel *Seconded the Motion* to approve the Minutes as written.

** Minutes were Approved Unanimously.

Additional Dwelling Application, 282 Gristmill Hill Rd, Map 16, Lot 42A:

After a lengthy review of the documents presented, which included the DES septic approval and building permit form, Claude Lemoi *Moved* and John Bergeron *Seconded the Motion* to approve the application for an additional dwelling, subject to final approval of the Driveway Permit from the Highway Department.

** Motion was Approved Unanimously

Master Plan Implementation:

John Bergeron provided a summary of the Master Plan process, including the required sections Vision and Land Use. After a Master Plan is created or revised, Planning Board members must approve it. Discussion included the Board's interest in updating the 2019 Canaan Master Plan.

It is expected the process will include a town-wide survey and collaboration with other Boards and Committees.

Board Vacancies:

Tom Oppel reported the candidate he reached out to has decided to decline the invitation to join the Planning Board

Building Code Ordinance:

John Bergeron reported on his research of building permit fee structures in municipalities comparable to Canaan. The information was shared with the Canaan Building Inspector who was asked to analyze his time versus fee collected.

Other Routine Business:

Claude Lemoi reported on significant challenges facing the CIP Committee this budget year. Difficulties include cost of additional highway equipment, inflation pressures, supply chain issues and dissension between a Selectboard member and the Town Administrator. It was decided to provide Zoom access to future Planning Board meetings upon request.

Next Meeting:

The next Planning Board meeting is currently scheduled for September 22, 2022 at 6:30 PM at the Mascoma Community Health Center.

Adjournment:

7:46 PM. Claude Lemoi *Moved* and Tom Oppel *Seconded the Motion* to Adjourn.

** Motion was Approved unanimously.

Respectfully submitted,
Michael Riese, Planning Board Scribe