



Canaan Planning Board
Meeting on October 27, 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, Claude Lemoi, Tom Oppel, Corinne Morse, Richard Clancy, Michael Riese. Stephen Freese (Selectboard Ex Officio) attended via Zoom (he was out of town at time of meeting).

John Bergeron appointed Alternate Michael Riese to represent Christopher Wadsworth for voting purposes.

Public Attendee: Cody Hussey

Minutes Review:

Board members reviewed the Minutes for the September 8, 2022 meeting. Tom Oppel *Moved* and Richard Clancy *Seconded the Motion* to approve the Minutes, subject to two corrections: one to Master Plan Implementation and one to Other Routine Business.

** Minutes were Approved 6-0-1

Correspondence Review:

John Bergeron reported that FEMA announced it is currently updating Flood Plain Maps and that the process is open for appeal. No impact is currently expected for Canaan.

Board Vacancies:

Tom Oppel introduced attendee Cody Hussey as a candidate for an open Planning Board Alternate position. Mr. Hussey provided some personal background and reasons for his interest in joining the Planning Board. Following the discussion, Claude Lemoi *Moved* and Corinne Morse *Seconded the Motion* to appoint Mr. Hussey to the position of Planning Board Alternate for the balance of the current term.

** Motion was approved unanimously.

Driveway Regulations and Forms:

Tom Oppel had nothing to report at this time, although the intention is to have a preliminary report by year end.

Building Code Ordinance:

John Bergeron first provided a summary of current Canaan Building Code issues, procedures and history of warrant articles, and then offered a specific recommendation for a re-statement of the Town of Canaan Building Code to be organized into a single comprehensive document. The new document would provide the Selectboard with authority to establish building permit fees and re-assigns responsibility for the appeals process to the Canaan Board of Adjustment. This recommendation will not add any new requirements for applicants. Board members are to review the detailed proposal prior to the next Planning Board meeting with the intent to then provide the Selectboard with a completed proposal for their review.

Preliminary Review of Filed Applications:

John Bergeron informed the Board about a forthcoming Lot Sub-division Application for the Fiske property (Map 9, Lot 79) at 129 Back Bay Road. It is expected to review the application at the next meeting of the Planning Board.

Next Meeting:

The next Planning Board meeting is currently scheduled for November 10, 2022 at 6:30 PM at the Mascoma Community Health Center.

Adjournment:

7:22 PM. Claude Lemoi *Moved* and Tom Oppel *Seconded the Motion to Adjourn*.

** Motion was Approved unanimously.

Respectfully submitted,
Michael Riese, Planning Board Scribe