



Canaan Planning Board
Meeting on November 10, 2022
Mascoma Community Health Center/Zoom/Telephone
Minutes

Call to Order:

6:30 pm. Claude Lemoi called the meeting to order and welcomed Dan Collins as the new Selectboard Ex Officio representative.

Members Present:

Claude Lemoi , Tom Oppel, Corinne Morse, Michael Riese, Cody Hussey and Dan Collins (Selectboard Ex Officio).

Alternate Michael Riese represented Richard Clancy and Alternate Cody Hussey represented Christopher Wadsworth for voting purposes.

Public Attendees: Nicholas Lavalley, Beth MacDonald, John Fiske, Suzanne Fiske and Jacob Burgess (via Zoom).

Christopher Wadsworth joined the meeting at 6:36 pm and resumed his voting position at that time. John Bergeron joined the meeting at 6:38 pm.

Minutes Review:

Board members reviewed the Minutes for the October 27, 2022 meeting. Tom Oppel *Moved* and Corinne Morse *Seconded the Motion* to approve the Minutes.

** Minutes were Approved 5-0-1

Board Vacancies:

Mr. Nicholas Lavalley provided personal background and experience, as well as expressing an interest to increase his participation in town affairs. Tom Oppel *Moved* and Corinne Morse *Seconded the Motion* to appoint Nicholas Lavalley to the position of Planning Board Alternate for the balance of the current term.

** Motion was approved unanimously.

Public Hearing for Leona Fiske Trust, 129 Back Bay Road, Map 9, Lot 79:

At 6:49 PM, John Bergeron opened a discussion of the Fiske Lot Sub-division application. The Board examined the Plat and reviewed the Minor Sub-division Checklist. Deemed complete, Claude Lemoi *Moved* and Tom Oppel *Seconded the Motion* to open a public hearing of the application.

**Motion was approved unanimously.

At 7:12 pm, John Bergeron opened the public hearing. Jacob Burgess briefly described the project and applicants explained their intent to sell the resultant 35 acre forested parcel. At 7:15 pm John Bergeron closed the public hearing. Tom Oppel *Moved* and Claude Lemoi *Seconded the Motion* to approve the Minor Sub-division application, subject to a revision to the Plat to include acknowledgement that the property is located within the Drinking Water Protection District and subject to the subsequent Ordinance.

** Motion was approved unanimously.

Building Code Ordinance:

Claude Lemoi reviewed The Canaan Building Code Problems document and Building Permit Fee Comparison chart. John Bergeron summarized his process in drafting the Town of Canaan Building Code document and explained the process to craft a Warrant Article for March 2023, including a presentation to the Selectboard and required public hearings. The Board suggested a few revisions to the document, which will receive a final review at the next Planning Board meeting.

Other Routine Business:

Tom Oppel *Moved* and John Bergeron *Seconded the Motion* to resume Zoom broadcasts of future Planning Board meetings. Michael Riese *Moved* and Corinne Morse *Seconded the Motion* to amend the Motion’s wording to “attempt to Zoom future meetings”.

** Motion to amend the wording was approved unanimously.

** Motion to resume Zoom connections was approved unanimously.

Cody Hussey announced the potential sale of 6 Canaan village properties that may be for sale shortly, and urged the Board to proactively engage with the owner. Tom, Dan and Claude added that the Selectboard is currently forming a committee to study the potential impact to Canaan Village from possible multiple real estate transactions, specifically along Depot Street.

Next Meeting:

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

Adjournment:

8:38 PM. Tom Oppel *Moved* and Dan Collins *Seconded the Motion* to Adjourn.

** Motion was Approved unanimously.

Respectfully submitted,

Michael Riese, Planning Board Scribe