



Canaan Planning Board
Meeting on May 11, 2023
Mascoma Community Health Center/Zoom
Minutes

Call to Order:

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

Members Present:

John Bergeron, Claude Lemoi, Tom Oppel, Corinne Morse, Michael Riese, Nicholas Lavalley, Cody Hussey, Dan Collins (Selectboard Ex- Officio),

Public Attendee: Scott Sanborn, Christopher Rollins, Jerry Lucia (via Zoom), Anson Smith

Minutes Review:

Claude Lemoi *Moved* and Dan Collins *Seconded the Motion* to approve the April 27 Meeting Minutes, subject to two spelling corrections. John Bergeron *Moved* and Corinne Morse *Seconded the Motion* to amend the The Short-Term Rental Motion within the Minutes.

** Motion was Approved unanimously. Tom Oppel *Moved* and Dan Collins *Seconded the Motion* to approve the Amended Minutes.

** Motion was approved unanimously.

Majewski Sub-Division Reconsideration:

Michael Riese *Moved* and Claude Lemoi *Seconded the Motion* to re-open discussion concerning the prior approval of the Majewski Sub-division application, Tax Map 1D, Lot 56, specifically to allow the two dissenting voters to explain their view that the Board erred in approving the Sub-division request.

** Motion was approved unanimously.

Tom Oppel described what he felt were errors the Board made in not requiring more specific language on the Revised Plat to better protect the reservoir portion of Canaan Street Lake. Dan Collins raised concerns about further development adjacent to the reservoir portion of the lake. Each member of the Board expressed their opinions on those two points of view and considered if errors were made in approving the Sub-division application. In a 4 (John

Bergeron, Claude Lemoi, Cody Hussey, Michael Riese) -3 (Tom Oppel, Corinne Morse, Dan Collins) vote, the request to re-consider the application was denied. As an abutter, Nicholas Lavalley abstained.

John Bergeron *Moved* and Claude Lemoi *Seconded the Motion* to assert the Amended Plat met the conditions and language the Board required of the applicant.

**Motion was approved 5 (John Bergeron, Claude Lemoi, Michael Riese, Cody Hussey, Corinne Morse) – 2 (Tom Oppel, Dan Collins). As an abutter, Nicholas Lavalley abstained.

Lot-Line Adjustment, Snell/Darling Tax Map 16, Lot 14 & 15:

Mr. Christopher Rollins, representing the Applicants, described the request between relatives to move the property boundary to provide additional setback for Lot 14. John Bergeron led a review of the Lot-line Adjustment Sub-division Checklist. Public attendee Jerry Lucia was assured the Lot-line adjustment did not impact Abbot Road. Tom Oppel *Moved* and Dan Collins *Seconded the Motion* to accept the Checklist as complete.

** Motion was approved unanimously.

Cody Hussey *Moved* and Tom Oppel *Seconded the Motion* to approve the Lot-Line Adjustment request.

** Motion was approved unanimously.

Conceptual Review, 577 Canaan Street:

Public attendee Mr. Anson Smith approached the Board seeking input on his recent purchase of the property. Specific concerns included potential sub-division, road & water frontage requirements and waivers that might be needed to sub-divide. Mr. Smith was advised the property is subject to Historic District Commission regulations and invited to return to future Board meetings as his plans develop.

Master Plan Update Discussion:

Tom Oppel *Moved* and John Bergeron *Seconded the Motion* to postpone a full Board discussion and create a Sub-Committee to continue work on the Master Plan.

**Motion was approved unanimously.

Following the vote, Corinne Morse, Tom Oppel, Cody Hussey and Dan Collins volunteered to join the Sub-Committee.

Sub-Division Regulation Update:

John Bergeron updated the Board on his progress in drafting a revised Sub-Division Regulation document. Once complete, the final draft will be reviewed by the full Board at a future meeting.

Other Routine Business:

- 1- Claude Lemoi *Moved* and Corinne Morse *Seconded the Motion* to form a Sub-Committee to draft a revised Canaan Drinking Water Protective Ordinance that would be presented to the voters at the next Town Meeting.
** Motion was approved unanimously.

- 2- John Bergeron reported that the state Building Code Review Board has requested the Planning Board review and re-organize the current Canaan Building Code by removing flood information and re-locate it into the Canaan Flood Ordinance. Changes would be presented to voters at the next Town Meeting.

Next Meeting:

The next Planning Board meeting is currently scheduled for May 25, 2023 at 6:30 PM at the Mascoma Community Health Center.

Adjournment:

8:52 PM. Tom Oppel *Moved* and Dan Collins *Seconded the Motion* to Adjourn.
** Motion was Approved unanimously.

Respectfully submitted,
Michael Riese, Planning Board Scribe