



Canaan Planning Board
Meeting on January 12, 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 , Corinne Morse, Michael Riese, Nicholas LaValley
Dan Collins (Selectboard Ex Officio). Alternate Nicholas LaValley represented Tom Opper for voting purposes.

Members Absent: Cody Hussey, Christopher Wadsworth, Richard Clancy, Tom Opper

Others Present: Sal Percia, Scott Sanborn, and George Foley & Donna Magliola via Zoom

Minutes Review:

Having been posted on-line and distributed prior to the meeting, Claude Lemoi *Moved* and Corinne Morse *Seconded the Motion* to waive a reading of the December 8, 2022 Meeting Minutes.

** Motion was approved unanimously.

Dan Collins *Moved* and Claude Lemoi *Seconded the Motion* to approve the Minutes, subject to correction of one typographical error.

** Motion was approved unanimously.

Board of Appeal Appointments: John Bergeron presented background on candidates who have agreed to serve on the BoA. After discussion, Claude Lemoi *Moved*, and Corinne Morse *Seconded the Motion*, to accept Michael Roy to a new full term and Bill Bellion, Salvatore Percia and Sherri Withington to serve as Alternates.

** Motion was approved unanimously.

Driveway Regulations: Postponed until a future meeting.

Dworak Sub-division Application, Map 3, Lot 17-A

The Board reviewed the Minor Sub-division checklist and Plat submitted. Nicholas LaValley

observed an inconsistency with the Proposed Lot 1 numbering and Mr. Sanborn addressed the topic.

At 6:45 PM, John Bergeron opened the public hearing. Mr. Sanborn described the project and answered questions, including about the proposed well and septic sites. There being no further comment or discussion from the public, at 6:52 PM John Bergeron closed the public hearing. Claude Lemoi *Moved* and Corinne Morse *Seconded the Motion* to approve the Minor Sub-division application, subject to a slight revision to the Lot 1 numbering.

** Motion was approved unanimously.

Building Code Ordinance:

At 7:02 PM, John Bergeron opened the public hearing. He described the history and process that led to creation of the document titled Potential March 2023 Amendments to Canaan Building Code. In summary, the proposed amendments will: 1- combine the Board of Appeals with the Board of Adjustment; 2- provide the Selectboard with the authority to set fees as needed related to building codes; and 3 – organize all previous warrant articles, codes and laws into one coherent document, including an update of terminology, language and format, but does not change or add any current building code requirements.

There being no comments or questions from the public, John Bergeron closed the public hearing. Dan Collins *Moved*, and Corinne Morse *Seconded the Motion* to present the proposed articles to the Selectboard with the intent to seek a Warrant Article for the March Town Meeting.

** Motion was Approved unanimously.

Next Meeting:

The next Planning Board meeting is currently scheduled for January 26, 2023 at 6:30 PM at the Mascoma Community Health Center.

Adjournment:

7:24 PM. Dan Collins *Moved* and Nicholas LaValley *Seconded the Motion* to Adjourn.

** Motion was Approved unanimously.

Respectfully submitted,
Michael Riese, Planning Board Scribe