



Canaan Planning Board
Meeting on March 9, 2023
Mascoma Community Health Center/Zoom
Minutes

Call to Order:

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

Members Present:

John Bergeron, Tom Oppel, Michael Riese, Nicholas LaValley, Cody Hussey
Dan Collins (Selectboard Ex Officio).

Members Absent: Christopher Wadsworth, Claude Lemoi, Corinne Morse & Richard Clancy.
Alternate Nicholas LaValley represented Richard Clancy, Cody Hussey represented Corinne Morse and Michael Riese represented Christopher Wadsworth for voting purposes.

Public Attendee: Eleanor Davis

Public Comment:

Ms. Davis was invited to state her purpose for attending. She inquired about a lack of public posting of Planning Board Minutes for recent meetings. She was informed that the task is the responsibility of the Town Administrator's office. Dan Collins offered to pursue the matter with the TA.

Planning Board Vacancy:

John Bergeron informed the Board that Christopher Wadsworth has tendered his resignation from the Planning Board, effective immediately. John Bergeron *Moved* and Tom Oppel *Seconded the Motion* to have Alternate Michael Riese fulfill the remainder of Mr. Wadsworth's term.

**Motion was approved unanimously.

Tom Oppel *Moved* and Dan Collins *Seconded the Motion* that going forward, should a vacancy on the Planning Board occur mid-term, the senior Alternate member would be nominated to fulfill the term.

** Motion was approved unanimously.

Minutes Review:

Dan Collins *Moved* and Tom Oppel *Seconded the Motion* to approve the Minutes as presented.

** Motion was approved unanimously.

Correspondence Review:

John Bergeron summarized a letter he received from The Upper Valley Lake Sunapee Regional Planning Commission (UVLSRPC), including their *ADU+ Utility Study*, which will be discussed later in the meeting.

Board of Adjustment Nominations:

John Bergeron confirmed that Michael Roy and George Foley, whose terms had expired, are willing to serve for another term. In addition, Tim Josephson has agreed to fill a vacancy.

Tom Oppel *Moved* and Cody Hussey *Seconded the Motion* to present Michael Roy, George Foley and Tim Josephson to the Selectboard as candidates for the three open positions on the Board of Adjustment.

** Motion was approved unanimously.

Election of Officers:

Tom Oppel *Moved* and Nicholas Lavalley *Seconded the Motion* to present the 2023 Planning Board Officers slate as follows: John Bergeron Chairperson; Claude Lemoi Vice-Chairperson; Tom Oppel Secretary.

** Motion was approved unanimously.

Driveway Regulations:

Tom Oppel reviewed the punctuation and gender change updates he made throughout the Canaan Land Use Regulations document specifically concerning Driveway Regulations. Other revisions made and discussed included Section III.G.10 and Section XV.D.2. The Board then collaborated on a re-structuring of Section XV.F to provide more clarity. Subsequently, a Public Hearing will be scheduled at a future date.

Regional Housing:

The Board had a preliminary discussion to review the letter and study received from the UVLSRPC concerning the regional shortage of low to middle-income housing. It was decided to delay further discussion until Board member Corinne Morse, who may have pertinent insight, could be present.

Master Plan:

Dan Collins and Tom Oppel provided an update from a recent meeting of the Canaan Community Center Group. Those discussions recognized that the Town Master Plan may need some timely updates to help facilitate accessing Community Development Financial Authority (CDFA) grants to be used for further coherent development of the downtown district.

Next Meeting:

The next Planning Board meeting is currently scheduled for March 23, 2023 at 6:30 PM at the Mascoma Community Health Center.

Adjournment:

8:05 PM. Tom Oppel *Moved* and Dan Collins *Seconded the Motion* to Adjourn.

** Motion was Approved unanimously.

Respectfully submitted,
Michael Riese, Planning Board Scribe