



Canaan Planning Board
Meeting on April 13, 2023
Mascoma Community Health Center/Zoom
Minutes

Call to Order:

6:32 pm. John Bergeron called the meeting to order.

Members Present:

John Bergeron, Tom Oppel, Corinne Morse, Richard Clancy, Michael Riese, Cody Hussey, Claude Lemoi, Dan Collins (Selectboard Ex Officio).

Members Absent:

Nicholas LaValley

Public Attendee: Cheryl Burdett via Zoom. Ms. Burdett left the meeting at 7:05 pm.

Minutes Review:

Tom Oppel *Moved* and Corinne Morse *Seconded the Motion* to approve the Minutes, subject to two corrections. Under Master Plan discussion, reference to the CDFA acronym was stated incorrectly and under Driveway Regulations, a number of revisions were approved and a Public Meeting will be scheduled at a future date

** Motion was approved unanimously.

Regional Housing:

John Bergeron led the Board through a lengthy review of a request received from the UVLSRPC for both conceptual and financial support of their intention to establish a Homeowner Developer Utility that would assist municipalities and homeowners to relieve the regional shortage of low to middle-income housing.

Tom Oppel *Moved* and Richard Clancy *Seconded the Motion* to provide a letter of conceptual support to the UVLSRPC, but without a commitment to provide financial support, at this time.

**Motion was approved unanimously.

Master Plan Update Discussion:

A broad discussion of the potential approaches to the process of updating the Canaan Master Plan included reviewing other town’s plans, conducting a public survey and/or hiring a consultant. It was agreed to begin the process, Board members will review the current Master Plan, chapter by chapter.

Claude Lemoi *Moved* to table the current discussion and schedule a review of the Vision chapter of the Master Plan at the first May 2023 meeting. Tom Oppel *Seconded the Motion, amended to include a review of the Land Use chapter in that initial discussion.*

****Amended Motion was approved unanimously.**

Historic District Commission:

The Commission has asked the Planning Board to schedule a Public Hearing to review their request to increase membership from five to seven. If the Planning Board approves the request following a Public Hearing, a Warrant Article would be prepared for the March 2024 ballot. Corinne Morse *Moved*, and Tom Oppel *Seconded the Motion* to schedule a Public Hearing for such purpose.

****Motion was approved unanimously.**

Land Use Regulations Update:

John Bergeron reviewed the “*Changes to Planning and Zoning Laws in 2022*” document, crafted by NHMA, BEA and OPD that highlights recent state law changes that will require revisions to the Canaan Land Use Regulations, Sub-Division section. Among these revisions, 30 days were added to some approvals, requests for extensions were eliminated, Lot-Line checklist was added. Discussion also included a review of new state definitions for Accessory Dwelling Units and Detached Accessory Dwelling Units that should be re-titled and added to the Canaan Land Use Regulations. Following the review and discussion, John Bergeron volunteered to draft a proposal of changes to the Canaan Land Use Regulation, Sub-Division Section for discussion at a future meeting.

Next Meeting:

The next Planning Board meeting is currently scheduled for April 27, 2023 at 6:30 PM at the Mascoma Community Health Center.

Adjournment:

8:10 PM. Dan Collins *Moved* and Tom Oppel *Seconded the Motion* to Adjourn.

**** Motion was Approved unanimously.**

Respectfully submitted,
Michael Riese, Planning Board Scribe