



Canaan Planning Board
Meeting on April 27, 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, Michael Riese, Nicholas LaValley, Dan Collins (Selectboard Ex-Officio), Cody Hussey (via Zoom due to illness), Tom Oppel joined the meeting at 7:02 (via Zoom due to a schedule conflict).

Members Absent:

Richard Clancy, Corinne Morse

Nicholas LaValley represented Richard Clancy and Cody Hussey represented Corinne Morse for voting purposes.

Public Attendee: Scott Sanborn, Dale Snader, Jeff Majewsky, Elizabeth Jutila

Minutes Review:

Dan Collins *Moved* and Claude Lemoi *Seconded the Motion* to approve the Minutes, subject to two corrections.

** Motion was approved unanimously.

Majewski Sub-Division Application, Map I-D, Lot 56:

At 6:40 PM, John Bergeron led the Board in a review of the Sub-Division Checklist provided with the application. Determined to be complete, Nicholas LaValley *Moved* and Michael Riese *Seconded the Motion* to accept the application.

At 6:51 Pm, John Bergeron opened the Public Hearing. Scott Sanborn provided a review of the proposed project, including soil test results, wetland locations, Shoreland Water Quality Protection Act setbacks, proposed building site locations and restrictions to water access.

There being no public comments or questions, John Bergeron closed the public hearing at 6:59 PM and resumed the Planning Board meeting.

After a 40 minute comprehensive review of the proposal, Claude Lemoi *Moved* and John Bergeron *Seconded the Motion* to approve the Sub-Division Plan subject to: 1- complete setting of all monuments; 2- indicate reservoir boundaries on the Tax Map, Sheet 1D insert located in the upper right corner of the plat; 3- add the words “Protected Reservoir” under the Canaan Street Lake title in the ‘lake area’ of the plat; 4- revise the Notes to highlight that the lots are located within the Protected Reservoir Area and also subject to the Canaan Drinking Water Protective Ordinance. During that review, Tom Oppel and Dan Collins suggested that the actual restrictions on entering the water bordering that parcel be included on the plat.

**Motion was approved 4 (Claude Lemoi, John Bergeron, Michael Riese, Cody Hussey) - 2 (Tom Oppel, Dan Collins). The no votes were based on the decision not to include that language. Nicholas LaValley recused himself for a conflict of interest (an abutter).

Conceptual Review, Steven’s Road Manufactured Home Park:

Public attendee Mr. Dale Snader approached the Board with a preliminary discussion of a possible 50-acre expansion of the current park. In particular, he sought input for any restrictions the Board might be aware of prior to contracting with Pathways Consultants LLC for a full project design. Mr. Snader was made aware of concerns for road design, well and septic regulations and urged to research deed restrictions, and invited to return to future Planning Board meetings for further discussions as the project develops.

Richard Clancy Resignation:

John Bergeron informed the Board that Mr. Clancy has resigned from the Board, effective immediately.

Claude Lemoi *Moved* and Dan Collins *Seconded the Motion* to appoint Cody Hussey to fulfill Mr. Clancy’s position until the next Town election.

** Motion was Approved unanimously.

Master Plan Update Discussion:

Tom Oppel *Moved* and Claude Lemoi *Seconded the Motion* to postpone the discussion to a future meeting.

**Motion was approved unanimously.

Sub-Division Regulation Update:

Discussion was postponed.

Short-term Rentals:

The Historic District Commission has requested the Board consider drafting an Ordinance for Short-Term Rentals in the future, as are many communities across the state. They cited a particular property on Canaan Street Lake where renters have created disturbances for nearby residents. After a brief discussion,

Dan Collins *Moved* and Claude Lemoi *Seconded the Motion* to table this discussion to a future meeting.

** Motion was Approved unanimously.

Next Meeting:

The next Planning Board meeting is currently scheduled for May 11, 2023 at 6:30 PM at the Mascoma Community Health Center.

Adjournment:

8:33 PM. Claude Lemoi *Moved* and Tom Oppel *Seconded the Motion* to Adjourn.

** Motion was Approved unanimously.

Respectfully submitted,
Michael Riese, Planning Board Scribe