



Canaan Planning Board
Meeting on June 22, 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, Corinne Morse. Nicholas Lavalley represented Cody Hussey for voting purposes. Cody Hussey joined the meeting at 6:37 PM and assumed his own voting role.

Members Absent: Dan Collins (Selectboard Ex- Officio), Tom Opperl

Public Attendees: Anita Hayden, Colleen Neily, John Murray, Gail Kinney, Anson Smith, Aaron Simpson, Mark Sanbourne, Cristina Mackwood.

Minutes Review for 6/8/23 Meeting:

Claude Lemoi *Moved* and Nicholas Lavalley *Seconded the Motion* to approve the June 8, 2023 Meeting Minutes.

** Motion was Approved unanimously.

Hayden Sub-division Application 339 Jones Hill Rd:

John Bergeron led the board in a review of the submitted Sub-division Checklist. Upon completion of the review, Claude Lemoi *Moved* and Corinne Morse *Seconded the Motion* that the application was complete and to proceed to a public hearing.

** Motion was approved unanimously.

At 6:40 pm, John Bergeron opened the public hearing. Two abutters and a non-abutter spoke in support of the sub-division. At 6:44 pm the public meeting was closed. With no further comments or questions, Cody Hussey *Moved* and Claude Lemoi *Seconded the Motion* to approve the Hayden Sub-division application.

** Motion was approved unanimously.

Sanbourne Sub-division Application, Rameor Rd:

John Bergeron led the board in a review of the submitted Sub-division Checklist. Upon review of the checklist, Claude Lemoi *Moved* and Nicholas Lavalley *Seconded the Motion* that the checklist was complete and to proceed to the public hearing.

At 7:05 pm, John Bergeron opened the public hearing. The applicant, Mr. Mark Sanbourne, was invited to comment on the project, and then also answered questions from an abutter and board members. In particular, concerns from board members included stormwater runoff regulations for impervious surfaces, road construction standards, culvert locations, overall slope of the road and lack of a complete Legend on the Road Detail plat. It was noted that Scott Sanborn (the surveyor) might address these concerns at a future meeting. At 7:35 pm, Corinne Morse *Moved* and Claude Lemoi *Seconded the Motion* to continue the public hearing at the next meeting of the Planning Board.

**Motion was approved unanimously.

Conceptual Review, Anson Smith, 577 Canaan Street:

Aaron Simpson, on behalf of property owner Anson Smith, sought feedback on preliminary options he presented for a potential sub-division of the property. Some options, he acknowledged, might require waivers from DES, the Canaan Historic District Commission and the Planning Board. Board members provided some additional options for consideration, including building of a private road, creation of two or three lots and possibly setting aside a common space. Subsequently, the property owner was advised to contact DES to first determine the restrictions on developing the +/-298.5 feet of shorefront, and was invited to return to a future Planning Board meeting for subsequent discussion.

Conceptual Review, Cristina Mackwood, 839 Rte 4:

Cristina Mackwood described the request for a sub-division of the property to create a second taxable lot. Mackwood was advised to seek clarification on the property's current deed restriction that may prevent a sub-division. Other complications may include restriction to a 3-lot driveway that would require an upgrade to an approved roadway, or seek a driveway permit from the Department of Transportation off Route 4.

Sub-Division Regulation Update:

John Bergeron described his continued efforts to draft changes and updates to the Sub-Division Regulations, specifically including recent attention to Regional Impact definition and ADU/DADU clarifications. Claude Lemoi expressed a concern over septic system compliance issues for ADU/DADU's. The topic was then tabled and to be added to the agenda of the next meeting of the Planning Board.

Conservation Commission Update:

Cody Hussey described his intent to update the Planning Board at future meetings about issues that come before the Conservation Commission that could help prepare the Planning Board for potential future involvement. He provided the Hersey property on Rte 4 as an example.

Master Plan Update:

Corinne Morse reported that the sub-committee would soon convene and report back to the Planning Board accordingly.

Next Meeting:

The next Planning Board meeting is currently scheduled for July 13, 2023 at 6:30 PM at the Mascoma Community Health Center.

Adjournment:

8:40 PM. Cody Hussey *Moved* and Corinne Morse *Seconded the Motion* to Adjourn.

** Motion was Approved unanimously.

Respectfully submitted,
Michael Riese, Planning Board Scribe