



Canaan Planning Board  
Meeting on July 13, 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, Tom Oppel, Corinne Morse, Michael Riese.

**Members Absent:** Dan Collins (Selectboard Ex- Officio), Cody Hussey, Nicholas Lavalley

**Public Attendees:** Mark Sanbourne, Scott Sanborn and Liga Van & Juan Franco via Zoom

**Minutes Review for 6/22/23 Meeting:**

Claude Lemoi *Moved* and Corinne Morse *Seconded the Motion* to approve the June 22, 2023 Meeting Minutes, subject to a couple typographical errors. During discussion, Tom Oppel requested more detail be included in the Conceptual Review section. Corinne Morse then *Moved* to Table the Motion to approve so that details could be added to the Minutes. Michael Riese *Seconded the Motion*. Revised Minutes to be reviewed at the next meeting of the Planning Board.

\*\* Motion was Approved unanimously.

**Sanbourne Sub-division Application, Rameor Rd:**

At 6:36 pm, the public hearing was continued. Mr. Scott Sanborn was asked to provide the Board with his professional opinion for construction details of the private road. He explained his observations during four site visits and detailed the experience of the site contractor. With no further comments from the public, John Bergeron closed the public hearing at 6:52 pm. John Bergeron then reported on his personal observations from a site visit, including photographs, as well as comments he solicited from the Canaan Road Agent and Fire Chief. The Road Agent suggested vegetation be cleared from some culverts and additional hardpack be

applied in some sections of the road. John Bergeron also displayed photographs of a section of road with an inadequate slope of a ledge wall and some exposed earth on that slope. Claude Lemoi expressed concern about conditions that would initiate a Board request for a professional engineer to review the road construction details of a private road prior to an approval. Tom Oppel concurred, and urged the Board to review the Road Regulations within the Canaan Building Code at a future meeting. Claude Lemoi requested that Scott Sanborn provide some clarification on the complicated road construction drawings, which he did.

Claude Lemoi *Moved* and Tom Oppel *Seconded the Motion* to provide a *conditional approval* of the Sub-division application, subject to the following conditions:

- 1- Applicant must coordinate with the Canaan Road Agent to clear ditches, add stone to one culvert and add hardpack where required on the Phase 2 section of the road.
- 2- Applicant will apply an Armor Coat of rip-rap rock on the exposed earthen sections of the ledge walls on the Phase 2 section.
- 3- Surveyor will set all border pins.
- 4- Applicant will finalize the Homeowner Agreement and record it with the Registry of Deeds such that it holds all lot owners as responsible for road maintenance, including adequate stormwater management.

\*\*Motion was approved unanimously.

#### **Conceptual Review, Ligia Van, Fernwood Farms Rd, Map 17, Lot 59**

Via Zoom, Ligia Van and Juan Franco provided an overview of a potential project to develop a year-round 10-site cabin rental on the property. Initial concept includes a shared well and septic, 400 SF cabins built to the 2018 IBC. The experienced developers confirmed their intention to hire a NH-based site engineer, work with DES on a septic design, and hire local labor. Lastly, they tried to stress the economic benefit to the community. Claude Lemoi strongly urged the developers to consider the need for additional visitor parking and adequate space for storing snow removal volume. The Board had no initial objections to the project at this time. Van and Franco were invited to attend future Board meetings as the project evolves.

#### **Master Plan Update:**

Corinne Morse and Tom Oppel reported that the sub-committee had nothing to report at this time.

#### **Future Items:**

The Board reviewed and confirmed topics listed under Future Items as priorities for upcoming meetings.

**Next Meeting:**

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

**Adjournment:**

8:45 PM. Claude Lemoi *Moved* and Tom Oppel *Seconded the Motion* to Adjourn.

\*\* Motion was Approved unanimously.

Respectfully submitted,  
Michael Riese, Planning Board Scribe