



Canaan Planning Board  
Meeting on July 27, 2023  
Mascoma Community Health Center/Zoom  
Minutes

**Call to Order:**

6:35 pm. John Bergeron called the meeting to order.

**Members Present:**

John Bergeron, Claude Lemoi, Tom Oppel, Corinne Morse, Michael Riese, Nicholas Lavalley  
Dan Collins (Selectboard Ex-officio)

**Members Absent:** Cody Hussey

**Public Attendees:** Aaron Simpson, via Zoom.

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

Claude Lemoi *Moved* and Tom Oppel *Seconded the Motion* to approve the June 22, 2023 Meeting Minutes.

\*\* Motion was Approved unanimously.

Corinne Morse *Moved* and Tom Oppel *Seconded the Motion* to approve the July 13, 2023 Minutes, subject to correction of three typographical errors. Claude Lemoi amended the Motion to include his comments about snow removal and visitor parking in the Conceptual Review, Liga Van, Fernwood Farms Rd section. Tom Oppel further amended the Motion to correct two grammatical errors in Conditions 1 and 2 in the Sanbourne Sub-division Application section.

\*\* Motion was Approved with one Abstention (Dan Collins).

**Correspondence Review:**

John Bergeron explained to the Board that he had received a courtesy notice of a Shoreland Water Quality Protection Act permit application for Island Road, Lot #10 of the Goose Pond Forest Preserve development on the western shore of Goose Pond. No further action is required of the Planning Board.

**Anson Smith Sub-division Application, 577 Canaan Street**

Via Zoom, Mr. Aaron Simpson (attorney for Anson Smith) explained the intent for an intended sub-division application for Tax Map Lot 1-E-22. As an abutter, Chairperson John Bergeron recused himself from leading the discussion. Subsequently, Vice-Chair Claude Lemoi led the Board in a review of the Sub-division Checklist, which determined that the submitted plat was incomplete. Revisions will need to include name of sub-division on the Title Block, provide a Tax Lot number for the proposed new lot and add the 30 foot property line set-back delineations as required within the Historic District. With no Regional Impact determined, and subject to abutters receiving notice, a public hearing will be scheduled for the next Planning Board meeting, currently scheduled for August 10, 2023

**Butterfield Lot-line Adjustment:**

John Bergeron led the Board in a review of the Lot-line Adjustment Checklist. The Checklist was deemed complete, and with no Regional Impact determined, and abutters receiving notice, a public hearing will be scheduled for the next Planning Board meeting, currently scheduled for August 10, 2023.

**Rameor Road Sub-division:**

John Bergeron reported there has not yet been any response from the applicant with regards to the conditions to be met prior to final approval. The Board then re-examined the site photos to help clarify concerns for member Dan Collins who was absent for the previous discussion.

**Sub-division Regulation Discussion:**

John Bergeron presented his cumulative updates/revisions to the Sub-division section within the Canaan Land-Use Regulations document. Three further revisions were requested: 1- Claude Lemoi requested the re-wording of Section III.F.4 to include reference to RSA 485-A-38 (Approval to Increase Load on a Sewage Disposal System). 2- Tom Oppel requested that the definition of Regional Impact be such that *“Any property line that crosses a municipal boundary shall be considered Regional Impact”* and be added to Appendix C as Item E. And lastly, after a very lengthy discussion, 3- Tom Oppel requested the following language be added to Appendix B, I. Road Design Standards: *“In order to insure that the standards are met, prior to a sub-division approval, the Planning Board shall require certification by a professional engineer, that the road was constructed to the specifications herein.”*

John Bergeron will finalize the document and distribute it to Planning Board members for further review prior to the next meeting, in advance of scheduling a future public hearing.

**Next Meeting:**

The next Planning Board meeting is currently scheduled for August 10, 2023 at 6:30 PM at the Mascoma Community Health Center.

**Adjournment:**

8:52 PM. Claude Lemoi *Moved* and John Bergeron *Seconded the Motion* to Adjourn.

\*\* Motion was Approved unanimously.

Respectfully submitted,  
Michael Riese, Planning Board Scribe