



Canaan Planning Board
Meeting on August 10, 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, Nicholas Lavalley
Cody Hussey, Dan Collins (Selectboard Ex-officio)

Public Attendees: Aaron Simpson, Ronald Tabor, Stella, Donald & Patricia Butterfield

Minutes Review for 7/27/23 Meeting:

Tom Oppel *Moved* and Claude Lemoi *Seconded the Motion* to approve the July 27, 2023 Meeting Minutes, subject to correction of a typographical error.

** Motion was Approved unanimously.

Butterfield Lot-line Adjustment, Follensbee Rd, Tax Map 15-C3 & 4:

John Bergeron led the Board in a review of the Lot-line Adjustment Checklist.

Claude Lemoi *Moved* and Tom Oppel *Seconded the Motion* that the Checklist was complete and to open a public hearing.

** Motion was Approved unanimously.

At 6:40 PM John Bergeron opened the public hearing. Applicants were invited to comment and declined. There being no other public attendees, John Bergeron closed the public hearing at 6:41 pm. With no further comments, questions or concerns from Planning Board members, Claude Lemoi *Moved* and Tom Oppel *Seconded the Motion* to approve the Lot-line Adjustment application.

**Motion was Approved unanimously.

Anson Smith Sub-division Application, 577 Canaan Street

As an abutter, John Bergeron recused himself from leading the discussion. Vice-Chair Claude Lemoi then led the Board through a review of the Sub-division Checklist. Upon completion of the review,

Tom Oppel *Moved* and Michael Riese *Seconded the Motion* to proceed to a public hearing.

** Motion was Approved unanimously.

At 6:59 PM Claude Lemoi opened the public hearing. Mr. Simpson was invited to elaborate on the application, where he explained that the existing lot had been merged from two separate lots in approximately 2006, and the intent is to again create two separate lots. The public hearing was closed at 7:17 PM. Board discussion led to a list of concerns for the applicant to address: 1- the cesspool easement illustration should describe the location as “approximate”; 2- surveyor will remove Control Points from the plat; 3- plat must include the Historic District 30’ setback at the shoreline on the east parcel plat; 4- west parcel plat must show termination of the Historic District 30’ setback approximately 500’ from the boundary line; 5- revise east parcel plat Notes 7 & 8 to reflect the lot is now identified as Lot 9-7, and add reference to Lot 9-7 to Note 9.

Rameor Road Sub-division:

John Bergeron reported that efforts have begun for the applicant to meet conditions established in the Conditional Approval of the Sub-division Application.

Building Code Amendment:

John Bergeron explained to the Board that the state has requested a re-organization of the Canaan Building Code to be more consistent with previously approved formats. Using the Manchester NH Building Code document as a template, John drafted a Canaan version. The draft version will remove permit expiration date conflicts, removes floodplain sections which are already included in the Floodplain Ordinance, moves the state building code to the beginning of the Canaan document, merges the Building Code Board of Appeals with the Board of Adjustment and repeals all previous building code warrant articles to eliminate conflicts within the building code. John will submit the draft to the state for approval, and if approved, a warrant article will be submitted to the Canaan voters in March 2024.

Sub-division Regulation Update:

John Bergeron presented his most recent revisions to the Canaan Land-use Regulations document. The Board made minor revisions to the Driveway section. Upon a final review of the completed document, a public hearing will be scheduled for a future Planning Board meeting.

Conservation Commission Update:

Cody Hussey and John Bergeron informed the Board that two parcels at the Switch Road & Rte 4 intersection require a Flood Plain Permit. As Canaan’s Flood Plain Administrator, John Hennessey has contacted both the landowners and NH DES to assure compliance. The Hersey parcel will need a Shoreland Water Quality Protection Act permit if property improvements move closer to the Mascoma River.

Future Items Discussion:

Scheduling a public hearing for a revision of the Historical District Commission membership was identified as a priority for the next meeting of the Planning Board. Corinne Morse requested discussion of Short-term Rental Regulations and Tom Oppel requested a Drinking Water Ordinance discussion also be scheduled for as soon as practical.

Next Meeting:

The next Planning Board meeting is currently scheduled for August 24, 2023 at 6:30 PM at the Mascoma Community Health Center.

Adjournment:

8:38 PM. Dan Collins *Moved* and Cody Hussey *Seconded the Motion* to Adjourn.

** Motion was Approved unanimously.

Respectfully submitted,
Michael Riese, Planning Board Scribe