



Canaan Planning Board
Meeting on August 24, 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

Minutes Review for 8/10/23 Meeting:

John Bergeron recused himself from leading the Minutes Review. Vice-Chair Claude Lemoi led the review. Tom Oppel *Moved* and Corinne Morse *Seconded the Motion* to approve the August 10, 2023 Meeting Minutes, subject to additional details be added to the Conservation Commission Update section.

** Motion was Approved unanimously.

Correspondence Review:

John Bergeron received confirmation from FEMA that they have completed a revision of the Flood Plain Maps for the Pemigewasset River portion of Canaan. Efforts to complete a revision of the Mascoma River Flood Plain is expected in the future.

Anson Smith Sub-division Application, 577 Canaan Street

As an abutter, Chair John Bergeron recused himself from the discussion. Subsequently, Vice-Chair Claude Lemoi led the Board for a review of the application. Mr. Aaron Simpson, representing Mr. Anson Smith, presented revised plats to reflect the five (5) conditions outlined at the July 27, 2023 Planning Board meeting. Upon a detailed review, the Board concluded the new plats met the requested alterations.

Corinne Morse *Moved* and Tom Oppel *Seconded the Motion* to approve the Sub-division application.

** Motion was Approved 7-0. John Bergeron abstained.

Rameor Road Sub-division:

John Bergeron reported that a representative from Remacle Construction has visited the site to prepare for actions needed to meet the conditions established by the Planning Board for final approval. These conditions were recommended by the Road Agent and Fire Chief.

Tom Oppel *Moved* and Dan Collins *Seconded the Motion* to require that the applicant provide one (1) week notice prior to a scheduled Planning Board meeting that conditions have been met. This will allow Planning Board members an opportunity for an on-site inspection.

**Motion was Approved unanimously.

Building Code Amendment:

John Bergeron has submitted the final draft to the Chair of the NH Building Code Review Board, who agreed to provide a “courtesy” review. A “formal” review would take place within 55 days after the Planning Board holds a public hearing. After a public hearing, a Warrant Article might be presented to voters in March 2024.

The Review Board recommended we amend *Section 10.8 Appeals* to be compatible with RSA’s 155-A:11b, 674:34 and 673:IV. This outlines that appeals are first presented to the Canaan Board of Adjustment. Should further appeal then be sought, the NH Building Code Review Board would receive it next.

Tom Oppel *Moved* and Claude Lemoi *Seconded the Motion* to accept the new language.

**Motion was Approved unanimously.

Warrant Article Scheduling:

The Board reviewed the scheduling required for warrant article public hearings per RSA 676:12. At this time the Planning Board is considering two warrant articles (Building Code Amendment and Historic District Commission membership). The Board will also recommend the Selectboard prepare a warrant article to permanently discontinue the Class VI Old Rameor Road. Tom Oppel volunteered to contact the Selectboard on this matter.

Sub-division Regulation Update:

Revisions are complete and a final review by the Board will be scheduled for September 14, 2023. Dan Collins expressed concern for the wording in Appendix B, Road Design Standards, which will be discussed at that meeting.

Claude Lemoi *Moved* and Tom Oppel *Seconded the Motion* to schedule a public hearing for September 28, 2023.

**Motion was Approved unanimously.

Short-Term Rental Ordinance:

Preliminary discussion led to a suggestion that a sub-committee might be formed to research the scope of ordinances and regulations already in place for other NH municipalities. Concerns

may include building safety, nuisance for neighbors and the reduction of affordable full-time housing. Dan Collins volunteered to contact the NH Municipal Association and Upper Valley Regional Planning Commission for any initial insight they might provide.

Water Protection Ordinance:

Cody Hussey volunteered to research ordinances and regulations already in place for other NH municipalities which serve to protect water sources in general, and specifically to protect drinking water sources. Dan Collins volunteered to contact Canaan Water & Sewer Operator John Coffey to discuss the Canaan Street Lake Reservoir signage locations.

Conservation Commission Update:

Cody Hussey had nothing to report.

Master Plan Update:

Corinne Morse reported that the Master Plan sub-committee is scheduled to meet on Monday August 28, 2023.

Next Meeting:

The next Planning Board meeting is currently scheduled for September 14, 2023 at 6:30 PM at the Mascoma Community Health Center.

Adjournment:

8:59 PM. Tom Oppel *Moved* and Corinne Morse *Seconded the Motion* to Adjourn.

** Motion was Approved unanimously.

Respectfully submitted,
Michael Riese, Planning Board Scribe