



Canaan Planning Board  
Meeting on September 28, 2023  
Mascoma Community Health Center  
Minutes

**Call to Order:**

6:30 pm. John Bergeron called the meeting to order.

**Members Present:**

John Bergeron, Claude Lemoi, Tom Oppel, Michael Riese, Nicholas Lavalley,  
Cody Hussey, Dan Collins (Selectboard Ex- Officio).

Nicholas Lavalley took Corinne Morse's place for voting purposes until...

Corinne Morse joined the meeting at 6:45 pm.

**Minutes Review for 8/24/23 Meeting:**

Dan Collins *Moved* and Tom Oppel *Seconded the Motion* to approve the August 24, 2023 Meeting Minutes, subject to two corrections (Anson Smith Sub-division and Building Code Amendment sections).

\*\* Motion was Approved unanimously.

**Smith Sub-division Mylar:**

Tom Oppel signed the official Smith Sub-division Mylar while both John Bergeron and Claude Lemoi were unavailable.

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

John Bergeron reported that the applicant is still waiting for the general contractor to initiate repairs as required by the Planning Board. Tom Oppel inquired if the applicant was aware of the requirement for a one (1) week notice of completion prior to a final approval, which John Bergeron confirmed.

**Building Code Amendment:**

John Bergeron explained the NH Building Code Review Board has provided a complimentary pre-approval of the submitted draft. A public hearing may be scheduled in the future.

**Sub-division Update:**

A very lengthy discussion of the final draft led to a substantive revision of language in the Definitions on page 4 and Appendix B on page 24, as such:

Item V: Sub-division, Major: “Means a subdivision of four (4) or more lots, or four or more dwellings on a single lot, or one which involves the creation of new streets or extensions of existing streets and/or utilities”.

Appendix B, I. Road Design, last sentence: “In order to ensure that these standards are met, prior approval of a major subdivision the Board shall require certification by a professional engineer that all private roads within or providing access to the major subdivision meet the standards within.”

*Tom Oppel Moved and Corinne Morse Seconded the Motion* to accept the agreed upon revisions and to schedule a public hearing for October 12, 2023.

\*\* Motion was Approved unanimously.

**New Laws Bulletin NHMA:**

John Bergeron led the Board through a brief summary review of four recent changes to Planning Board & Zoning Laws published by the NHMA in September 2023 (HB 42, HB 252, HB 296 and SB 78). It appears these minor revisions will have little impact on Canaan Planning Board actions.

**Short-term Rentals:**

Recent efforts by Hanover and Enfield to address short-term rentals in those towns were discussed briefly. The Board agreed to address this topic at a future meeting.

**Drinking Water Ordinance:**

Cody Hussey reported on the vast scope of ordinances, zoning and conservation easements he discovered in his initial research on the subject in an effort to better protect Canaan’s drinking water sources. It was agreed that it will be more efficient to amend Canaan’s current ordinance than to create additional ordinances. Further research to be conducted.

**Conservation Commission Update:**

Cody Hussey informed the Board that the Commission has requested DES inspect the Hersey property on NH Route 4 for compliance with the Shoreland Water Quality Protection Act, as it abuts the Mascoma River.

**Master Plan Update:**

Corinne Morse and Tom Oppel reported that the sub-committee had a meeting with representatives from the UVLSRPC to discuss initial preparations for the Master Plan project. Concerns include potential costs to fully engage UVLSRPC services (ex: Enfield recently spent \$60,000 for an Updated Master Plan), although costs could be mitigated with additional volunteer help. Next action item for the sub-committee is to quantify costs for a mailer survey to Canaan residents that can be presented to the Canaan Budget Committee for consideration.

**Next Meeting:**

The next Planning Board meeting is currently scheduled for October 12, 2023 at 6:30 PM at the Mascoma Community Health Center.

**Adjournment:**

8:45 PM. Tom Oppel *Moved* and Corinne Morse *Seconded the Motion* to Adjourn.

\*\* Motion was Approved unanimously.

Respectfully submitted,  
Michael Riese, Planning Board Scribe