



Canaan Planning Board  
Meeting on October 26, 2023  
Mascoma Community Health Center  
DRAFT Minutes

**Call to Order:**

6:00 pm. John Bergeron called the meeting to order.

**Members Present:**

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

Tom Oppel joined the meeting at 6:25 pm.

Other Attendees: Jacob Burgess (via Zoom), Anson Smith, Aaron Simpson.

**Correspondence Review:**

Nothing to report.

**Sanbourne Sub-Division:**

Nothing to report.

**Short-term Rentals:**

Recent efforts by Hanover and Enfield to address short-term rentals in those towns were discussed, which were deemed helpful. Michael Riese agreed to draft a working document to compare Enfield and Hanover objectives for Board consideration at a future meeting.

**Drinking Water Protection Ordinance:**

Cody Hussey provided brief descriptions of links for Board members to review ahead of a more in-depth discussion at a future meeting. Discussion was paused to address the Sub-division public hearing scheduled for 6:35 pm and resumed at 7:19 pm following the Lot-line Adjustment public hearing. At that time, Cody Hussey was asked to craft a document highlighting his recommendations for Board consideration. The topic complexities include surface source water, groundwater source water and even general wetlands.

**SK Beebe Pinnacle Sub-division 275 Canaan Street:**

At 6:35 pm John Bergeron led a review of the Sub-division Checklist. Deemed sufficiently complete, at 6:47 pm Tom Oppel *Moved* and John Bergeron *Seconded the Motion* to open the public hearing.

\*\*Motion was Approved unanimously.

Mr. Burgess was invited to comment on the application, providing a brief explanation of soil types found on the property. At 6:49 pm, the public hearing was closed. Subsequent discussion included concerns about driveway permits, soil types, the legend and intermittent wetland location.

Claude Lemoi *Moved* and Tom Oppel *Seconded the Motion* to provide conditional approval for the application, subject to the following conditions being met:

- a. Applicant to provide a letter from NHDOT confirming the validity of the 60 year-old driveway permit.
- b. The plat be revised to more clearly indicate the presence of the brook that runs through the southern end of the property.
- c. The plat legend be revised to clarify soil type locations as indicated in the body of the plat.
- d. Location of intermittent wet areas be more clearly indicated on the plat.

\*\*Motion was Approved unanimously.

**Lot-line Adjustment 569/577 Canaan Street:**

At 7:07 pm John Bergeron led a review of the Lot-line Adjustment Checklist. At 7:12 pm, deemed sufficiently complete, Tom Oppel *Moved* and Michael Riese *Seconded the Motion* to open a public hearing. As an abutter, John Bergeron recused himself from the hearing.

\*\*Motion was Approved unanimously.

Vice-Chair Claude Lemoi invited Mr. Simpson to comment on the application. He explained the purpose of the 400SF adjustment was to facilitate a future property transfer of Tax Map parcel I-E-22 to abutter Ms. Rosenthal, who intends to add parcel I-E-22 to Current Use status. At 7:17 pm, Claude Lemoi closed the public hearing. Tom Oppel *Moved* and Dan Collins *Seconded the Motion* to approve the 400SF Lot-line Adjustment application for 569/577 Canaan Street.

\*\*Motion was Approved unanimously.

**Minutes Review for 10/12/23 Meeting:**

Corinne Morse *Moved* and Cody Hussey *Seconded the Motion* to approve the October 12, 2023 Meeting Minutes, subject to a few typographical corrections.

\*\* Motion was Approved unanimously.

**Minutes Review for September 28, 2023 Meeting:**

Tom Oppel *Moved* and Corinne Morse *Seconded the Motion* to amend the Minutes of 9/28/23 to reflect the actual record of the vote of the Motion to accept the Sub-Division Updates and to schedule a Public Hearing. That motion had been approved unanimously.

\*\*Motion was Approved unanimously.

**Conservation Commission Update:**

Nothing to report.

**Master Plan Update:**

Corinne Morse and Tom Oppel reported the recent request to the Budget Committee for \$11,500 for initial Master Plan efforts, which include a survey, professional photographer, printing and postage. Dan Collins expressed concern for the financial impact on town resources in a very difficult town budget year. Tom Oppel and Corinne Morse stressed the need the need to draw new investment into the town to spur economic development and increase the tax base, consistent with any future Master Plan, as well as the Mission Statement of the newly formed, Selectboard-approved, Economic Development Committee.

**Alternates Needed:**

Corinne Morse, Tom Oppel and Dan Collins suggested a total of three possible candidates. Each to follow up and report back to the Board.

**Next Meeting:**

The next Planning Board meeting is currently scheduled for November 9, 2023 at 6:00 PM at the Mascoma Community Health Center.

**Adjournment:**

7:50 PM. Dan Collins *Moved* and Tom Oppel *Seconded the Motion* to Adjourn.

\*\* Motion was Approved unanimously.

Respectfully submitted,

Michael Riese, Planning Board Scribe