

CANAAN PLANNING BOARD  
Approved minutes  
2023 10 12

Mascoma Community Health Center, [18 Roberts Road, Canaan, NH.](#)  
Thursday October 12, 2023

Attending: John Bergeron, Corinne Morse, Thomas Oppel, Claude Lemoi, Cody Hussey, Nick Lavalley  
Jacob Burgess, Pioneer Land Surveying, for SK Beebe subdivision

- 6:30 PM Called to order
- Public hearing on Sub Div regs opened at 6:30. No public comment. Closed at 6:31. Subdivision Regulations amendment [SubDivReg.Sep-28-2023.docx](#) Claude moved to accept updates to subdiv regs. Corinne seconded. Unanimous 6-0.
- Preliminary review, minor subdivision, SK Beebe Pinnacle, Canaan Street, a 3-lot subdivision off Canaan Street and Follansbee Road, currently shown on tax map as lot 56. Discussion regarding whether identifying wetlands should be added to the Canaan checklist since it is in our sub-division regulations. Plat needs to show wetlands, soil survey, addresses of abutters and water protection area: new village well WHPA. Surveyor had application and check.
- Minutes review: Claude moved approval of minutes from September 28 meeting, Cody second. But minutes did not show final vote on revisions to subdivision regulations. Motion to approve minutes was defeated unanimously until Michael Riese can check his notes on that vote. Therefore, approval of minutes from 9/28 deferred until next meeting on October 26.
- Correspondence review [Gristmill Bridge.pdf](#)
- Approval condition status: Mark Sanbourne, Rameor Rd. [Sub Div.pdf](#) Remacle headed out “momentarily” to spread hardpack and move rocks.
- Short Term Rental update: Thomas had forwarded Valley News article on Enfield’s consideration of an approach to short term rentals, largely focused on creating an inventory. Longer discussion of commercial versus limited private rentals. Discussed seeking guidance from the New Hampshire Municipal Association and the Upper Valley Lake Sunapee Regional Planning Commission.
- Drinking Water Protection Ordinance amendment: Cody said amending existing ordinance made most sense. There are lots of resources, including a DES model ground water protection ordinance, Assn of Regional Planning Commissions and NHMA, who worked on innovative land use planning models. Amherst has wetland and watershed conservation district and wellhead and aquifer protection district.
- Conservation Commission update – nothing this week
- Master Plan status - Corinne : working on budget considerations
- Future items

- December Hearing HDC membership increase from 5 to 7
- December Hearing Building Code amendment [Canaan Bldg Code using Manchester format.docx](#) – change in RSA reference
- Rules of Procedure update – changes in timelines due to regional impact
- [Hearings 2023.docx](#)
- Other routine business and announcements – discussed starting at 6p vice 6:30p
- Next regular meeting will be Oct 26
- Adjournment – moved to adjourn at 7:45

Respectfully submitted,  
Thomas P. Opper  
Secretary