



Canaan Planning Board
Meeting on December 14, 2023
Mascoma Community Health Center/Zoom
DRAFT 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, Cody Hussey
Nicholas Lavalley

Members Absent:

Dan Collins (Selectboard Ex-Officio)

Public Attendees: Nan Stone, Ron Tabor joined at 6:47 pm, Ellie Davis joined via Zoom at 6:10pm

Public Hearings:

- a. At 6:01 pm, John Bergeron opened a public hearing for the Historic District Commission warrant article request to increase voting membership from five (5) to seven (7). Public attendee Nan Stone inquired about the reason for the request. John explained that the Commission is looking to re-align the membership from 5 members, 3 alternates and 2 non-voting associates to 7 voting members and 3 alternates. At 6:03 pm the public hearing was closed. There being no further discussion, Claude Lemoi *Moved* and Tom Oppel *Seconded the Motion* to approve the HDC request for an increase in membership. The warrant article will now be placed before voters at the 2024 Town Meeting.

** Motion was Approved unanimously.

- b. At 6:08 pm, John Bergeron opened a public hearing for the proposed Canaan Building Code Amendment warrant article. John Bergeron provided a summary of

key sections of the proposed code and fielded questions from public attendee, Ellie Davis. At 6:24 pm, the public hearing was closed. At Claude Lemoi's request, specific clarifications to sections 20.4, 20.5 & 20.7 suggested by the town attorney were discussed. Board members agreed to accept and insert all three clarifications in the warrant article. Since revision to section 20.5 was deemed to be of a substantial nature, Tom Oppel *Moved* and Claude Lemoi *Seconded the Motion* to adopt all three recommendations, subject to scheduling another public hearing for January 11, 2024.

** Motion was Approved unanimously.

Lot-line Adjustment, Labombard, Wolfson Spring Rd, Tax Map 3-44-6

At 6:42 John Bergeron led a review of the application and the Lot-line Adjustment Checklist. Deemed sufficiently complete, Corinne Morse *Moved* and Michael Riese *Seconded the Motion* to proceed to a public hearing.

**Motion was Approved unanimously.

At 6:47pm, John Bergeron opened the public hearing. Surveyor Ron Taber was invited to comment on the application and answered a couple of questions about the driveway. Public hearing was closed at 6:49 pm. Claude Lemoi *Moved* and Corinne Morse *Seconded the Motion* to approve the Lot-line Adjustment application.

** Motion was Approved unanimously.

Sub-division Conditional Approval Status:

- a. Sanbourne property: John Bergeron reported there has been no further communication from the applicant.
- b. Beebe property: John Bergeron explained that the state-issued driveway permits have been granted with new conditions/restrictions and are valid for one year. The plat has also been updated to reflect the location of a seasonal brook. Deemed to have met the conditions for approval, Claude Lemoi *Moved* and John Bergeron *Seconded the Motion* to approve the Sub-division Application.

** Motion was Approved unanimously.

Minutes Review for November 29, 2023 Meeting:

Claude Lemoi *Moved* and Tom Oppel *Seconded the Motion* to approve the November 29, 2023 Meeting Minutes, subject to a word change in the Capital Improvement Program section.

** Motion was Approved unanimously.

Short-term Rental Update:

Michael Riese provided a review of his conversation with Fire Chief John Hennessey concerning a potential STR ordinance warrant article. Mr. Hennessey expressed robust support for an ordinance that would create a registry of rental properties and that insures rental properties

meet basic Life Safety Requirements. He readily acknowledged his office would most likely bear new responsibilities for property inspections should an ordinance be enacted. Following the review, Michael Riese agreed to draft a preliminary document for discussion at a future Planning Board meeting that may lead to a Canaan STR ordinance warrant article for Town Meeting 2025.

Drinking Water Ordinance:

Cody Hussey provided a brief summary of meetings he had with Enfield and federal officials concerning source water protection and conservation issues. Of particular interest to board members was the Natural Resource Survey the town of Enfield commissioned (approximately \$16,000) to identify all town water resources. Such a survey for Canaan would appear to dovetail with the 2025 Master Plan project. Cody also explained the Conservation Commission has the authority to raise a bond to purchase and protect land.

Master Plan Update:

Corinne Morse reported that work has begun on creating an estimated 20-25 question town-wide survey to be prepared for distribution following the 2024 Town Meeting, subject to budget approval. An on-line survey for Lake Sunapee has provided some initial guidance.

Rules and Procedures Update:

John Bergeron offered to consult recent legislative updates for any concerns facing the board.

Alternate Members Update:

Nan Stone expressed some concern about her unfamiliarity with some topics discussed at the current meeting prior to agreeing to join the board as an Alternate. Multiple board members described their own ramp-up periods and vowed to assist her transition.

Corinne Morse *Moved* and Tom Oppel *Seconded the Motion* to accept Ms. Nan Stone to fill one of two open positions of Planning Board Alternate Member.

**Motion was Approved unanimously.

Next Meeting:

The next Planning Board meeting is currently for January 11, 2024 at 6:00 PM at the Mascoma Community Health Center.

Adjournment:

7:43 PM. Cody Hussey *Moved* and Corinne Morse *Seconded the Motion* to Adjourn.

** Motion was Approved unanimously.

Respectfully submitted,
Michael Riese, Planning Board Scribe