

Canaan Planning Board
Minutes
January 11, 2007

Members Present: Andrew Musz, John Bergeron, Joe Frazier, Peter Gibson (alternate), Thomas Oppel, Charles Townsend, Jay Waldner.

- 7:02 Meeting called to order
Charles Townsend volunteered to take notes
Chair appointed Pete Gibson to fill Dan Ware's seat
- 7:06 Reading of minutes of Dec. 14, 2006. Approval moved (John Bergeron) with second (Chuck Townsend). Approved with Pete Gibson abstaining.
- 7:14 PB received correspondence from State approving subdivision requested by Gary Rocke. Rocke application to PB had been considered on July 13, 2006 and deemed incomplete. Andy Musz sent a letter following that meeting notifying Rocke that request was incomplete, missing state subdivision approval, driveway permit and checklist. There has been no subsequent contact with the board by Rocke. Moved (Charles Townsend) with second (Tom Oppel) authorizing the chair to notify the applicant that PB has received one of the three items noted as missing in the July 22, 2006 letter. Approved.
- 7:25 PB received correspondence from State requesting an update on Town communication towers. There was no new information to report.
PB discussed articles for inclusion on Town warrant. PB will support article for approval of zoning. Discussion of second article funding legal fees for zoning board of adjustment was tabled until after public hearing.
- 7:30 PB completeness review of application for minor subdivision from David and Pamela Webster. Motion (John Bergeron) to deem as complete seconded (Tom Oppel). Approved complete for public hearing.
- 7:36 Hearing opened for subdivision of lot at Map 17S, Lot 90 into two lots of 12.16 ac and 97.0 ac. Owner David Webster present – no abutters present. No discussion beyond presentation of plan.
- 7:43 Hearing closed. Motion (Tom Oppel) to approve subdivision seconded (John Bergeron) and passed.
Motion (Tom Oppel) to authorize Chair to sign Mylar subsequent to meeting seconded (John Bergeron) and passed.
- 7:51 Tabled discussion of warrant articles resumed. Motion (Tom Oppel) delegating Jay Waldner to represent to the Selectboard that the PB strongly favors removal of any warrant article authorizing a budget for legal expenses for zoning was seconded (Joe Frazier) and passed with Jay Waldner abstaining.

PB discussed preparation for discussion of zoning ordinance at deliberative session. Tom Oppel and others bring forward concerns in town over 200' frontage requirement, based on inadequate information. Pete Gibson suggests preparation of one-page bullet presentation or FAQ document.

Article for approval of zoning will not be subject to amendment at deliberative session. Dale and Andy will need to present article with the clear state requirement for prior hearings and no amendment of ordinance at deliberative session, in order to forestall wasted time at deliberative session.

9:20 Jay Waldner suggests that PB and Selectboard need to meet to discuss policy on issuing building permits on Class VI and discontinued roads. Meeting of PB with Selectboard invited scheduled for Feb. 8, 2007 at 7:15.

9:30 Andy Musz reminds PB that seats of Chuck Townsend and Joe Frazier are up for election for 3-year terms, and seat occupied by Tom Oppel is up for 1-year term at Town Meeting election. Applicants for election to those seats will be accepted from Wed, Jan 24 through 5:00 pm Fri, Feb 2, 2007.

Jan 25 meeting will include discussion of Lindsey development, now taken over by Keith Monmany with road construction contracted to Hammond & Son. PB made approval of subdivision contingent on state approval of roads. However state monitors construction of roads but does not approve them. PB did not stipulate that roads be at Town standard. Roads as constructed are close to town standard but grade exceeds 10% for short stretches. PB will need to decide what further action is required at the Jan. 25, 2007 meeting.

Motion made (Charles Townsend) and seconded (Jay Waldner) to appoint John Bergeron as acting chair for the PB meeting on Jan. 25, 2007 in the case that no officer is present. Motion passed unanimously.

10:30 Motion made (Charles Townsend) and seconded (Jay Waldner) to adjourn. Motion passed unanimously.

Respectfully Submitted,

Charles Townsend