

Canaan Planning Board
Minutes
January 25, 2007

Members Present: John Bergeron, Peter Gibson (alternate), Charles Townsend, Jay Waldner.

7:05 Meeting called to order by John Bergeron, acting chair.

Chair appointed Pete Gibson to fill open seat.

Reading of minutes of Jan 11, 2007. Approval moved (Jay Waldner) with second (Peter Gibson). Approved with minor clarifications.

7:10 PB received correspondence from Goose Pond Acres, Dec 30, 2006 Report of Current Status of Goose Pond Acres Development.

7:15 PB completeness review of application for subdivision from David Zani. Proposed division of Map 17 Lot 76G into 4 lots of 2.43, 3.35, 2.26 and 2.94 acres. No topography, wetland delineation, septic or well locations, state approval or driveway permit was included in the application. Motion (Charles Townsend) to deem the application incomplete seconded (Pete Gibson) and approved.

PB completeness review of application for minor subdivision from Gary Roche. Proposed division of Map 3 Lot 63A sub 1 into 2 lots of 5.05 and 3.87 acres. Motion (Charles Townsend) to deem the application now complete for public hearing seconded (Pete Gibson) and approved.

7:30 Public hearing opened for subdivision requested by Florence Coutermarche of Map 7 Lot 12A into two lots, 1.00 and 1.01 acres. Owner F. Coutermarche present with Scott Sanborn presenting plan. No abutters present.

7:40 Hearing closed. Discussion of back lot driveway to US Rt 4; design shows 50' clear to edge of Rt 4 shoulder. Motion (Charles Townsend) to approve subdivision as presented seconded (Pete Gibson) and passed.

7:45 Keith Monmaney was not ready for discussion of road construction and requested delay until first meeting in February.

Anson Smith requested design review for major subdivision of property on Fernwood Farms Road, Map 12 Lot 8, at meeting on February 22.

7:52 PB completeness review of application for minor subdivision by Lawrence Terreault, a second dwelling on 3.1-acre lot. Mr. Terreault was not present. Application included single septic approval and driveway permits, both old. Motion (Charles Townsend) to deem application incomplete pending current State septic approval and clarification of driveway permit. Motion seconded (Pete Gibson) and passed.

8:02 PB completeness review of application for subdivision from Tim Baker. Proposed division of Map 3 Lot 44.1 into 3 lots. Motion (Jay Waldner) to deem the application now complete for public hearing seconded (Pete Gibson) and approved.

8:06 Jay Waldner reported that Dana Hadley will reschedule the meeting to discuss building on Class VI roads to a time when Chris Burnett can attend.

Jay Waldner reported that there will be no warrant article for zoning expenses.

8:10 Motion for adjournment (Pete Gibson) seconded (Chuck Townsend) and approved.

Respectfully Submitted,

Charles Townsend