

Canaan Planning Board

Minutes

Meeting on April 12, 2007

7:03 Meeting called to order by John Bergeron, Acting Chair.

Members Present: John Bergeron, Joe Frazier, Pete Gibson (alternate), Cliff Rudder (alternate), Charles Townsend, Jay Waldner, Dan Ware. Alternates Pete and Cliff were appointed to fill Andy and Steve's seats.

Charles Townsend read minutes of March 22, 2007. Acceptance moved (Jay Waldner) with second (Joe Frazier) and approved with minor changes.

7:05 Chair Announcements:

John Bergeron reported that he had received the driveway permit for the Vandall Family LLC subdivision, Map 17 Lot 58, judged the application complete, and signed the plat.

Representatives from Highland Estates have signed the road construction escrow agreement and have provided the Town a \$40,000 escrow check.

John brought up a question about the status of PB approval for expanding a gravel pit off River Road. Finn Caspersen received approval for the expansion on May 27, 1999. After discussion of activity at the pit and of RSA 155-E:2 II, Abandoned Excavations, the PB recommended to advise Dana Hadley to review excavation tax collections for the property, and determine if there has been excavation tax paid without a two-year break over the period from May 1999 to the present. If the excavation has not been abandoned for a two-year period, then the approval for expansion is still valid.

7:25 Completeness review for an annexation request by John Nicholson, Map 1-F Lots 26 and 27, showed what appears to be two tracts itemized on a single deed, with conflicting dates. Request was scheduled for consideration on April 26 at 8:00. Mr Nicholson should assure that dates on the application are correct, and that the tracts to be merged are clearly described.

7:33 Ernest J. Labombard application for minor subdivision of Map 3 Lot 17C was deemed complete for public hearing. The lot is about 23 acres, with frontage on Grafton Turnpike and Hinkson Brook Road. Scott Sanborn was present representing Ernie LaBombard. Cliff Rudder noted that he was an abutter and had not received notice of the hearing. Review of the abutter list showed that property owned by Thomas Parkington and Patricia Chamney also abuts the Labombard property and that they received no notice. Both pieces of property recently changed ownership, and the records were apparently not updated in time to list the new owners when the abutters list was compiled.

No action was taken on the subdivision request. The hearing was rescheduled for May 10 at 7:30.

7:50 Conceptual Consultation was opened for Bruce Averine, for land at Map 16 Lot 28. Tony Lozeau presented the plan. Discussion centered around "Englehardt Lane", its status and what lots would be using it.

8:10 PB discussed representation on the CIP Committee. Dan Ware agreed to continue as one PB member. PB voted to appoint Steve Ward as its second member, and to appoint Cliff Rudder as an alternate member in case Steve Ward declines.

8:15 The subcommittee preparing a Class VI Road Policy reported that it was waiting for information on emergency road standards that Bill Bellion offered to prepare for us, and that Nate Miller will bring an UVLSRPC reaction to the draft policy when he attends the April 26 meeting.

8:50 Motion for adjournment (Jay Waldner) was seconded (Chuck Townsend) and approved.

Respectfully Submitted,

Charles Townsend