

Canaan Planning Board
Minutes
Meeting of February 11, 2010

Call to Order:

Andrew Musz called the meeting to order at 7:00.

Members present: John Bergeron, Joe Frazier, Andrew Musz, Tim Lewis, Chuck Townsend, Steve Ward and Pete Gibson (alternate). Andrew Musz appointed Pete Gibson to Dan Ware's seat in his absence.

Minutes:

Chuck Townsend read the minutes of the January 28, 2010 meeting. Tim Lewis moved that the minutes be approved as read. John Bergeron provided the second and the board approved the motion.

Correspondence:

Wiley Publishing – Catalogue of town planning books

Routine Business and Announcements:

Andrew Musz reminded members that at the next meeting we will review modifications to the subdivision regulations. John Bergeron will distribute the proposed regulations to all members.

Chuck Townsend described the group net energy metering bill pending in Concord.

Major Subdivision Application – Glen and Judy McKinstry

Andrew Musz reviewed the application for creating two lots, Map 15 Lot 32A-11 (5.01 acres) and Map 15 Lot 32A sub 2 (26.34 acres) on Foliage View Drive. Because the lot has been recently subdivided this new application is treated as a major subdivision. Steve Ward moved that we find the application complete for public hearing. Chuck Townsend provided the second and the motion carried unanimously.

7:18 Public Hearing - Glen and Judy McKinstry

Scott Sanborn was present on behalf of the McKinstrys. No abutters were present.

7:25 Public Hearing closed. John Bergeron moved, and Joe Frazier seconded a motion to approve the subdivision as presented. The vote to pass was unanimous.

7:30 Conceptual Review – John and Matt Dow

Scott Sanborn was present representing the Dows. Matt Dow was also present. The subdivision would produce three lots from the 16 acre Canaan Hardware property. The Hardware store would remain on a 0.8 acre parcel. The M.T.D. offices would become a separate 3.3 acre parcel. The 11.1 acre remainder would not be immediately developed. Planning board members discussed several problems that the subdivision would have to overcome:

- Access to the rear lots would be by way of an easement only 25' wide at the road.
- The property is in the town compact area and new sewerage hookups are not available.
- Applicability of Shoreline Protection Act to the properties will need to be determined.

Adjournment:

Motion to adjourn was made by John Bergeron, seconded by Joe Frazier and passed.

Respectfully submitted,
Chuck Townsend, Acting Scribe