

Canaan Planning Board
Minutes
Meeting of March 11, 2010

Call to Order:

Andrew Musz called the meeting to order at 7:05.

Members present: John Bergeron, Joe Frazier, Andrew Musz, Chuck Townsend and Steve Ward.

Minutes:

Chuck Townsend read the minutes of the February 25, 2010 meeting. Joe Frazier moved that the minutes be approved with clarification. John Bergeron provided the second and the board approved the motion.

7:15 Continuation of Hearing; Technical Subdivision and Annexation – Robin Gowing

Andrew Musz reopened the hearing for the Gowing application creating new lots and a boundary line adjustment from Map 16 Lots 47 and 47A on Sugar Hill Road. Owner Lori Lee Rogers Gowing was present. Scott Sanborn was present representing the owner and Scott Johnson was present as an abutter.

The property line adjustment takes 2.63 acres from Lot 47 and annexes it to Lot 47A. After that reduction, the remainder of Lot 47 is divided in three, Lot 47-1 (1.78 acres), Lot 47-2 (1.11 acres) and Lot 47-3 (3.03 acres).

The plat places a lot line from a stone wall to the westerly side of the Ball Park Rd intersection. Scott Johnson believes that the line should go to the easterly side of Ball Park Road. Adjustment of that line would not cause any impediment to approval of the subdivision. Scott Sanborn, the owners and Scott Johnson plan to evaluate the evidence and discuss the final line location.

Motion to accept the subdivision and property line adjustment as presented was made by John Bergeron, seconded by Steve Ward and approved.

7:45 Subdivision status discussion

The board discussed the status of land belonging to Ronald and Doris Stanford at the intersection of Rt. 4 and Switch Road. Ronald Stanford and Scott Sanborn were present for the discussion. The planning board approved subdivision of the lot in 1987, but the plat was never filed. The planning board believes that this was a legal subdivision. A new plat reviewed by the planning board in 1990 shows two lots with lot 16.1 (2 acres) being cut off by the proposed relocated intersection of Rt. 4 and Switch Road. This plat also was not filed. Ron Stanford has the plat, but it is drawn in a format no longer accepted by the Registry of Deeds. Current Canaan tax maps continue to show a single lot.

Ron Stanford will try to register the outdated plat, or discuss with Bill Sharp at the Registry of Deeds what must be done to register the old subdivision.

8:20 Merger – Map 7 Lots 7 and 7A belonging to Clem Perron on Hall Road

Motion to approve merger of the adjoining parcels was made by Steve Ward, seconded by Joe Frazier and passed.

8:30 Completeness Review – Eight Days O’Week Subdivision by John Dow

Andrew Musz reviewed the checklist. The subdivision does not require state septic approval or shoreline approval since it is connected to Town water and sewer and there will be no disturbance of the shoreline protection area. The application appears complete for public hearing. Hearing will be scheduled for March 25 at 7:15.

8:45 Adjournment:

Motion to adjourn was made by Chuck Townsend, seconded by John Bergeron and passed.

Respectfully submitted,
Chuck Townsend, Acting Scribe