



Canaan Planning Board
Minutes
Meeting of Sept. 22, 2011

Call to Order:

7:08 Andrew Musz called the meeting to order. Members present: Joe Frazier, Marcia Wilson, Andrew Musz, Chuck Townsend, and Steve Ward.

Minutes Review:

Chuck Townsend read the minutes of the September 8th meeting. Marcia Wilson moved to accept the minutes. Joe Frazier provided the second and the minutes were accepted as read.

Correspondence Received:

North Country Resource Conservation and Development - Brochure on use of woody biomass energy.

Letter from Janice Ramsey, National Grid Forestry Supervisor – Description of tree removal and trimming plans on Canaan scenic roads. (Discussion followed about whether to have a public hearing. All abutters have approved the trimming. A hearing was scheduled for Oct 13, 2011 at 7:15.)

Discussion - Class VI and Private Road Policy Applicability to Lot I-E-13-5

John distributed materials describing the property on Canaan Street Lake, accessible over a private way. Materials included a background statement describing the history of the structure on the property, a section of the Road Policy, copies of sections of the 1975 subdivision plan, a photograph of the current structure and an architect's drawing of the planned expanded structure. No Planning Board action is currently required for this property. John Bergeron requested discussion of two questions: 1) Do the plans represent new construction or are the plans for an expansion of an earlier building? 2) Does the subdivision plat from 1975 count as approved subdivision?

The expansion plans would quadruple the floor area of the current structure. Andrew Musz stated that even though it is a major expansion, it should be considered an expansion of the current residence, not new construction. Joe Frazier concurred.

Shoreland approval for the improvements to the building has been granted. Planning Board members agreed that the plan as signed was valid for recording at the Registry but not approved as a subdivision. It is up to the Select Board, when a building permit is requested, to decide if the construction is an addition or new construction. The Select Board may ask the Planning Board to have a public hearing before issuing the building permit for construction on an unimproved road. The Planning Board would then review plans to assure that a road maintenance agreement is in place, that access is as on a recorded plan, and that all appropriate permits are in place.

Preliminary completeness review – Minor Subdivision Glen & Judith McKinstry

The proposed subdivision would create a new 5 acre subdivision from the Map 12 Lot 60 property on Jerusalem Road. Andrew Musz reviewed the

checklist. Shoreland protection approval will be needed. Steve Ward moved with a 2nd from John Bergeron that we accept the application as complete for a public hearing. Agreement was unanimous, and a hearing was set at 7:30 on Oct 13.

Other Business:

Andrew Musz distributed a draft letter addressed to Michelle Lewis regarding dwelling units, waste disposal, and access to dwelling units on her Map 9 Lot 71-1 property. The Board approved the letter for mailing with several minor changes.

Steve Ward reported that the Capital Improvement Program Committee will be meeting to review text and exhibits of the draft CIP Plan showing plans for funding as well as capital improvement planning. He expects that the plan will soon be approved for bringing to the Planning Board.

Adjournment:

8:30 Motion to adjourn was made by Marcia Wilson, seconded by John Bergeron, and passed.

Respectfully submitted,
Chuck Townsend, Scribe