



Canaan Planning Board  
Meeting of September 24, 2015  
Mascoma Senior Center  
Minutes

**Call to Order**

7:00 John Bergeron opened the meeting.

**Members Present:** John Bergeron, Barbara Dolyak, David McAlister, Carol Ann Morrison and Chuck Townsend.

**Others Attending:** Mike Young, Scott Hazelton, Allen Wilson and Tony Lozeau.

**Minutes Review**

Chuck Townsend read the minutes of the September, 2015 meeting. David McAlister moved acceptance with a correction and Barbara Dolyak seconded the motion. It was passed.

**Public Hearing on Subdivision of Michael Young and Annie LaBrecque property**

7:05 Michael Young updated the board on the additional work that he had arranged in order to complete the application documentation. David McAlister moved acceptance of the completed application and Carol Ann Morrison seconded the motion, which was passed. John Bergeron will stamp and sign the Mylar.

**Public Hearing on Tom Hersey LLC Excavation permit**

7:15 John Bergeron opened the hearing and Scott Hazelton described the project, and the planning process. He described the restoration necessary for remediation of prior unpermitted work on the site. The board reviewed the extensive plans for erosion and sedimentation control and stormwater management. Scott Hazelton estimated that the total excavation volume will be approximately 75,000 cubic yards. The board went through the Excavation Permit Application Checklist and, finding all requirements satisfied, John Bergeron moved and Barbara Dolyak seconded a motion to approve the excavation permit as presented conditional on the applicant returning on or before Sept, 8, 2016 for a board update, for consideration of the necessity of additional bonding, and for consideration of noise levels that have been experienced.

**Conceptual review for Vandall Family LLC subdivision**

Allen Wilson presented a sketch of a 4-parcel subdivision of the 31.8 acre parcel. He asked the board if we will require a wetland scientist to map wetlands. The board said that a reasonable plotting of the wetlands based on observation, soils and topographic maps would be sufficient. The board also requested information on existing septic permits.

**Conceptual review for William Rich subdivision**

Allen Wilson presented a sketch showing a second dwelling on the 2.8 acre lot at 520 Canaan Street. The board will require documentation of the new building before granting approval of a second dwelling on the property.

**Discussion of Foster/Riff property line adjustment**

John Bergeron reviewed the status of the lot-line adjustment at the Goose Pond dam, which has not progressed because the state is still considering the project.

**Correspondence**

Division of Historic Resources document showing no historic impact of the wetland impact for the driveway crossing at 575 Jerusalem Road.

**Adjournment**

8:35 Dave McAlister moved adjournment with a second from Barbara Dolyak. The motion was approved.

Respectfully submitted  
Chuck Townsend, Vice Chair