



Canaan Planning Board
Meeting of December 8, 2016
Mascoma Senior Center
Minutes

Call to Order

7:00 Chuck Townsend called the meeting to order.

Members Present: Members David McAlister, Carol Ann Morrison, Arnold Song and Chuck Townsend were present. Chuck Townsend appointed alternate member Claude Lemoi to substitute for John Bergeron and Jonathan Garthwaite to substitute for Barbara Dolyak.

Others Attending:

none

Minutes Review

Chuck Townsend read the minutes of the meeting on November 10, 2016. David McAlister moved and Arnold Song seconded the motion to approve the minutes with a name correction. The motion was passed.

Claude Lemoi read the minutes from March 10, 2016. David McAlister moved and Carol Ann Morrison seconded a motion to approve the minutes as presented and the motion passed.

Claude Lemoi read the minutes from March 24, 2016. Arnold Song moved and Carol Ann Morrison seconded the motion to approve the minutes as corrected. The motion passed.

Claude Lemoi read the minutes from July 28, 2016. David McAlister moved and Carol Ann Morrison seconded the motion to approve the minutes as presented and the motion passed.

Correspondence

none

Voluntary Merger of Lots

The board reviewed the documents from Sandra J. Lusona for merger of Map 5C lots 5 G and 5 F. Claude Lemoi moved and David McAlister seconded the motion to approve the voluntary merger. The motion passed and the covenant was signed by board members present.

A second voluntary merger was not considered because the consent of the mortgage holder had not yet been received.

Discussion of Canaan Wind Ordinance

Claude Lemoi described the meeting on Wednesday Nov. 30 by the Wind Ordinance Committee and Town Administrator Mike Samson's concern that a wind ordinance modeled on the Orange ordinance could not be passed without the town having a zoning ordinance.

Site Plan Review Warrant Article

Board members discussed the need for site plan review and agreed that some form of site regulation is important to the town. Jonathan Garthwaite suggested that any proposal would require careful wording of the site plan regulations and of a warrant article to approve them, in order to make a successful ordinance look less like zoning. Working out regulations that will be acceptable to the town will take more time than is available to prepare a warrant article for this year's town meeting, but should be a goal for the planning board during 2017.

Masterplan discussion

Having no new sections available to consider, consideration of the master plan revision was deferred.

Adjournment

8:20 David McAlister moved adjournment with a second from Jonathan Garthwaite. The board approved the motion.

Respectfully submitted
Chuck Townsend, Vice Chair