



Canaan Planning Board
Meeting of March 28, 2019
Mascoma Senior Center
Minutes

Call to Order:

6:00 John Bergeron called the meeting to order.

Members Present: John Bergeron, Andy Van Abs, Kim Franks, Claude Lemoi, Chuck Townsend and Chris Wadsworth.

Others Attending:

Scott Sanborn, Tom Hudgens, Mike Zani

Minutes Review:

John Bergeron read the minutes from the March 14, 2019 meeting. Chris Wadsworth moved that the minutes be approved with amendments. Claude Lemoi seconded the motion. The minutes were approved.

Correspondence:

none

Hearing on Proposed Subdivision for Thomas Hudgens

6:15 The board reviewed the checklist for subdivision of the Map 3 Lot 15-2 parcel into two properties, to be Map 3 Lot 15-2A (10.03 acres) fronting on Gould Road and Map 3 Lot 15-2 (20.10 acres) fronting on Hinkson Brook Road. Chuck Townsend moved that the board find the application sufficiently complete to open the public hearing.

John Bergeron read the cover letter for the application. Tom Hudgens spoke about the sale and his decision to subdivide. Claude Lemoi moved that the board approve the subdivision as presented and Chuck Townsend seconded the motion. The motion was approved.

Conceptual Hearing with Mike Zani

The proposal is for a lot line adjustment in the boundaries of the Lot 15B Lot 56 Papa Z'/Jakes property on Route 118, and in addition a subdivision of the property into a 2.0 acre lot to be sold to Jake's Store and an 8.8 acre remaining lot. The subdivision would require an easement across Jake's Store property. The board made some suggestions and Mike Zani will prepare a proposed application soon.

Board Vacancy Discussion

The board still has one opening for an alternate. The board invited Mike Zani to serve as an alternate.

Discussion of Master Plan

The board reviewed charts that Chuck Townsend had prepared for inclusion in the previous master plan and suggestions for master plan early in the planning process for potential inclusion. After the review, Chuck Townsend agreed to prepare selected charts and labeling.

Adjournment:

7:40 Claude Lemoi moved adjournment of the meeting. Kim Franks provided the second and the motion was approved.

Respectfully submitted
Chuck Townsend, scribe