



Canaan Planning Board
Meeting of November 12, 2020
Mascoma Community Health Center
and Via Zoom
Minutes

Call to Order:

6:40 John Bergeron called the meeting to order. The meeting was opened with attendees either at the Mascoma Community Health Center or via the Zoom app. John Bergeron named alternate Richard Clancy as a replacement for Kim Franks.

Members Present:

John Bergeron, Richard Clancy, Claude Lemoi, Chuck Townsend, Andy Van Abs, and Christopher Wadsworth

Others Attending:

Anson Smith, Scott Sanborn

Public hearing: Amendment to Subdivision Regulations

The board discussed the amendments to the subdivision regulations. Scott Sanborn suggested changing the wording of Section V. B.12 to replace USGS topographical data with a more recent and accurate topological source, and to change the contour requirements. After discussion the board asked Scott Sanborn to send suggested replacement language to John Bergeron. The board also considered changes suggested by John Bergeron.

Claude Lemoi moved that the changes to be suggested by Scott Sanborn and John Bergeron should be entered in the regulations. Andy Van Abs seconded the motion and it was approved.

Continued public hearing: CJM Rental Properties, LL

6:55 The board continued the public hearing concerning the 2 lot subdivision at 8 Depot Street, Tax Lot 15A-31. John Bergeron reported that the Canaan Fire Chief would be satisfied with the access as proposed. There was additional discussion of parking requirements, and whether the proposed parking easement is best included on the plat as opposed to placing it on the deed. The board also discussed moving the proposed line between the two lots so that no easement would be required.

7:13 John Bergeron closed the public hearing. Claude Lemoi moved that the board approve the original proposal with a waiving of the 50 foot frontage requirement and accepting the 35 foot proposal. Richard Clancy seconded the motion. It passed with a vote of four to two.

Conceptual review: Anson Smith subdivision on Fernwood Farms Road

7:50 Anson Smith reported that he is considering a major subdivision of his Map 12 Lot 8 property. The subdivision would create a number of lots with a private road serving

them. There was discussion of the need for a circle or a hammerhead turnaround at the end of the road, and of the desirability of placement of a piano-key connection of the backlot to the front lots instead of and placing a right-of-way. Stormwater runoff management was also brought up and the need to discuss drainage management with the surveyor. The board also discussed lot design for slope and building locations with Anson Smith.

Discussion of Proposed Capital Improvement Plan

Claude Lemoi presented and discussed the 2021 - 2026 Capital Improvement Plan and differences from the current year's plan. There are no major differences, however the state bridge replacement schedule has been changed. Some contributions to capital reserve accounts were suspended for 2020 because the town lacked resources to fund them. The plan also updates the construction of projects for which major state funding may be available. The inadequacy of the town offices and the need for their replacement are discussed in the new plan but there is no plan for adequate funding for the work.

Andy Van Abs moved that the planning board approve the 2021-2026 CIP and Chris Wadsworth seconded the motion. It was approved unanimously.

Minutes

Chuck Townsend read and board members reviewed the draft minutes from the October 8, 2020 meeting. The motion to accept the minutes with corrections was made by Claude Lemoi, with a second by Andy Van Abs. The motion was accepted by a unanimous vote and the corrections were made.

Board Membership Discussion

Kim Franks having resigned, members are reminded of the need to suggest new members.

The next meeting will be December 10 at 6:30 PM at Mascoma Community Health Center and via Zoom, unless new Covid-19 requirements require the meeting to be entirely by Zoom.

Adjournment

8:25 Andy Van Abs moved and Chris Wadsworth seconded the motion to adjourn the meeting. The motion was accepted unanimously.

Respectfully submitted:

Chuck Townsend, Secretary