Canaan Planning Board
Meeting of April 24, 2014
Mascoma Senior Center
Minutes

Call to Order
7:05   John Bergeron called the meeting to order. Members present: John Bergeron, David McAlister (selectboard), Carol Ann Morrison, Arnold Song and Chuck Townsend.

Minutes Review
        Chuck Townsend read the minutes from the April 10, 2014 meeting. David McAlister moved approval with corrected date. After a second by Carol Ann Morrison, the motion was approved.

Hearing – Minor Subdivision for Dean and Rachelle Vanier
        John Bergeron opened the public hearing for subdivision of property at 361 Switch Road, Map 8 Lot 44A. Abutters John and Natalie Lounder and engineer Scott Sanborn were present. Scott Sanborn presented the proposal, which would create a 1.74 acre lot accessed from Bull Run, and a 6.0 acre remained lot accessed from Switch Road. There was discussion of the location and status of Bull Run road. If Bull Run is a discontinued road, there is a question of whether the subdivision would create a landlocked road. Scott Sanborn found reference in the title to an access right to the property from Bull Run. That access was established years ago when the property previously subdivided .
        John Bergeron closed the hearing. David McAlister moved that we accept the application as approved. Barbara Dolyak seconded the motion and the board approval was unanimous.

Completeness Review — Subdivison for Canaan IV Real Estate Trust
        The board reviewed the application and plan for the Rt 118 property for a five-lot subdivision. Finding the plan and application complete, the board will hear the application on May 22 at 7:15 at Mascoma Senior Center.

Master Plan Discussion
        The board reviewed the first draft of an energy chapter for the Master Plan. Charles Townsend took notes of suggestions for s next draft, to be distributed for further discussion.

Adjournment
8:00   Chuck Townsend moved adjournment with a second from David McAlister. The motion was approved.

Respectfully submitted
Chuck Townsend, Vice Chair