

**CANAAN PLANNING BOARD
CANAAN ZONING BOARD OF ADJUSTMENT**

June 15, 2017

Present: Chairwoman Morgan Wade, Renee Marchesseault, Julie Nadeau, Leo Cloutier, Bob Lee Zoning Administrator and Odette Crawford.

The work meeting started at 7 PM. Morgan welcomed the two new members, Renee and Julie, and thanked them for their participation. Morgan reviewed the function of the Town Plan and explained how the Zoning By laws enable the plan. Canaan's town plan was just updated and accepted by both the Town and NVDA – the regional planning commission - early this spring. So our next project is to review the Zoning Bylaws to make sure that it's in line with the town plan as well as any state statutes that are referenced.

Bob explained the history of two permits which have now expired and how they relate to current activity in both Canaan and Beecher Falls. Bob has spoken with both the property owner and the tenant without any luck in achieving compliance. Bob said that he is now working with Reg Smith an enforcement officer for the State of Vermont and that Bob will focus on the Beecher Falls site first.

The group agreed to review the current By Laws and how it relates to the new Town Plan, and to present any ideas for our next work meeting which is scheduled for Thursday July 27, 2017 at 7 PM.

- (1) The 'Definitions' section needs to be reviewed, specifically but not exclusively: signs, structure, fencing.
- (2) There was a request at one of the Plan's public input sessions, for the Board to review lot sizes in certain areas of town. It was felt that 10 acre lot minimums were too large and wasteful.
- (3) We will also be reviewing the Community Forest land and the districts that it's located in.

If anyone has questions or suggestions for our work meeting please let me know.

The meeting adjourned at 8:20 Pm +/-.

Respectfully submitted,

Odette Crawford
Clerk