

Town of Canaan
Inland Wetlands/Conservation Commission
Minutes of Regular Meeting
October 19, 2026

Members Present: Mark Burdick, Brant Burz, Susan Kelsey, Ellery Sinclair (FaceTime)

Meeting was called to order at 7:01 p.m. Minutes of September 21, 2026 were reviewed. Burdick made a motion to accept minutes as presented; seconded by Sinclair; passed unanimously.

Public Input: None.

Old Business:

1. Cox/ Hollenbeck River Stabilization Update, 185 Route 63: No update.

2. Street Inventory: No update.

3. Miller Culvert Replacement Update, 64 Music Mountain Road: Burdick has sent notice to Miller that the Commission denied the submitted application, without prejudice, as the time period for action on said application was about to expire. Burdick has received no response.

4. Coolidge Subdivision: Kelsey presented street cards for each of the four lots of the subdivision which were then reviewed by members. It appears that there might be some inaccuracies on the cards regarding actual assessment values. Kelsey had spoken with First Selectmen Barger regarding the Commission's concerns over the potential conversion of farmland to residential lots and the hope that in some manner it can be protected from development. Members discussed how best to proceed with facilitating protection of this farmland, acknowledging that it would be prudent to engage townspeople early on in the process. Consensus was that we need to first gather more information about the property, particularly regarding the amount of taxes collected on the property when it was classified as "Farm Land" under the "490" State program, in addition to understanding how the status of "subdivision lot" impacts future taxation if the lot remains in agricultural use. Kelsey will consult with assessor on the aforementioned possible inaccuracies and taxation questions. Also, more information needs to be gathered on the Canaan Mountain and Robbins Swamp parcels that were foreclosed on and now owned by the Town. Kelsey has obtained the name of the contact person at the State who is in charge of land acquisitions. Burdick reiterated the apparent impact of Lime Rock Park and the costs of driveway construction on the saleability of the subdivision lots. Burdick will try to contact HVA again to see if they have any additional advice for the Commission.

5. Commission Members: Sinclair reported that Mark Gozonsky is not available to serve as a member. Burdick reported Eli Horowitz expressed interest as serving as an alternate and that maybe he should be asked to consider being a regular member. Kelsey mentioned Elizabeth Bok as a possible member.

6. Yelping Hill: Kelsey has spoken with Barger regarding the apparent closure of Yelping Hill Road to public access. Barger affirmed that a property owner, who owns property on both sides of the road, has closed the road off, but was unable to offer any legal insights at this point. Kelsey shared the Commission's concerns of the impact of this closure on recreational access to

the Housatonic State Forest. Kelsey will try to contact the state forester for this area for the State's assessment of the situation.

New Business:

1. Annual Report: A request for the Commission's Annual Report was received from the Town Clerk. Kelsey will work on it.

2. Storm Pros USA FOIA: A request was received from Storm Pros USA for "...existing records identifying privately owned properties within Canaan subject to stormwater operation, inspection, or maintenance obligations under an agreement, maintenance declaration, covenant, approved maintenance plan, or land-use approval condition." Kelsey made a motion that we notify Storm Pros USA that our Commission is not in possession of any said requested records as defined in their email; seconded by Sinclair; passed unanimously.

Routing Sheets: None. Kelsey reported having recently spoken to the Building Department, inquiring about the apparent lack of routing sheets coming before the Inland Wetlands/Conservation Commission. He said that Janell Mullins, the Planning and Zoning Officer is currently processing certain aspects of the routing sheets. Kelsey will contact Mullins to clarify the current routing sheet process.

Additional Communications: None.

Sinclair made a motion to adjourn at 8:25 p.m.; seconded by Burz; passed unanimously.

Respectfully submitted,

Susan Kelsey, secretary