

ZONING BOARD OF APPEALS, Town Hall, Tuesday, January 30, 2024 @ 6:30 PM

Chairman Dick Heinz called the meeting to order at 6:30 PM.

Board members present: Dick Heinz, John Holland, Jody Bronson Alternate (seated for absent Barb Riley), Steve Dean and Henry Todd; Alternate Dusty Blass, Recording Secretary Mary Palmer; Subdivision applicant Keith Bodwell, PELS, Board of Selectmen Dave Barger and Chris Kinsella, Steve Koshland -P&Z member, Susan Kelsey - Inland Wetlands Commissioner, John Allen -neighbor, and others

Chairman declared a quorum present to conduct the meeting.

Keith Bodwell, P.E.L.S. displayed maps and discussed his "pre-application of a subdivision proposal associated with a property on Beebe Hill Road (Map 4, Lot 15-2). This parcel is approximately 72 acres and owned by Thomas and Susan Coolidge. The application/engineer, Keith Bodwell, reported to the P&Z that due to steep slopes and the available frontage, a driveway that grants access to four (4) lots would be the preferred development scenario." J. Mullen, ZEO Discussion lead to motion by Dick Heinz, seconded by John Holland, as follows:

Dick Heinz moved that the Zoning Board of Appeals deny, without prejudice, the proposed subdivision application to allow the Planning & Zoning Commission to determine and approve three dwellings on one, single access/drive. Seconded by John Holland. Henry Todd, Dick Heinz and Jody Bronson voted yes; John Holland and Steve Dean voted no. 3-yes; 2-no - Motion to deny carried.

Susan Kelsey, Inland Wetland Commissioner for more than four decades, stated that we should be aware of the history of this property, the drainage problems which have occurred for decades because of the torrential rain we get. Eight foot ditches and ravines have formed necessitating culverts, drainage pipes and deep holes filled with rocks by neighbors George Anastasio, Faye Lawson and Jay Wolfe to counteract the flow of water, and Camp Freedman's farming operation continues to combat drainage at this time. Abutting neighbor John Allen has spent tens of thousands of dollars combating the drainage problem. Stones and gravel from Beebe Hill drainage have flowed their way onto Route 7 in front of the FVVFD. Weather conditions are getting worse with two-hour pounding rain filling the ditches in twenty minutes.

Chairman Heinz tabled reading minutes of Dec. 14, 2023. (minutes unavailable)

Dick Heinz moved to cancel the Dutton application. Henry Todd seconded. Carried. 5-0

Henry Todd moved to adjourn at 7:25 PM. Seconded by John Holland. Carried. Unanimous.
Mary M. Palmer, Recording Secretary

Letter from Janell Mullen, Zoning Enforcement Officer, dated December 13, 2023 attached (Attachment # 3)

Dick Heinz moved to accept Application. Steve Dean seconded. Carried. Unanimous.

Dick Heinz moved to hold a Public Hearing on the application on Tuesday, January 16, 2024 at 6:30 PM. Seconded. Carried. Unanimous. Applicant instructed to notify abutting property owners via certified mail and submit return receipts (green cards) to Town Hall, Zoning Board of Appeals Box, three days before Jan. 16th meeting. ,

Chairman Dick Heinz will publish legal ad as follows: Town of Canaan, Town Hall- Public hearing scheduled for January 16, 2024, 6:30 PM on Application for Variance of Map 4, Lot 15-2, Coolidge subdivision proposal on Beebe Hill Road, Falls Village/Town of Canaan, to allow a fourth driveway on a common driveway.

Motion to adjourn by Henry Todd at 6:50 PM. seconded. Carried. Unanimous.

Mary M. Palmer,
Recording Secretary
Zoning Board of Appeals