

Present: Selectman Charles Perotti, Craig Whiting, Christian Allyn

Selectman Perotti called to order the meeting at 7:02pm

Selectman Allyn made a motion to approve the minutes of the November meeting. Selectman Whiting seconded the motion. Motion was approved.

Public comment: none

1. Proposed Solar Project – Kirt Mayland and Carrie Ortolano spoke regarding a proposed tax agreement for the property on sand road. They hope to begin construction on the project by the end of the year. This project is part of an Eversource program which makes it exempt from personal property taxes under statute 12-81-57 D. They would like to enter into a tax agreement now to avoid any litigation in the future with the town. The proposal is for \$15,000 per year for 20 years (expected life of the project). Selectman Whiting asked about including a 1.5% escalator which Ms. Ortolano will look into. Selectman Perotti will let the town attorney know that they will be contacting him in regard to the tax agreement. All the selectman are in agreement and in favor of the proposed tax agreement. After 20 years the tax agreement goes away, and the equipment is evaluated to either end the project or continue.
2. Pole Barn to be built at the town garage. We are moving forward with the barn at the cost of \$70,000. A deposit of \$12,500 was put down. This will have to go to a town meeting for the transfer of remaining funds. **Selectman Whiting made a motion to hold a town meeting for the transfer of funds for the remaining \$57,500 for the pole barn for the town highway department. Selectman Allyn seconded the motion. Motion was approved.**
3. Zoning Enforcement Officer proposal for more hours. An updated letter was sent to the selectman from Mr. Hirsch requesting additional time to work on the zoning regulations. There was a discussion regarding the regulations. The selectmen agree that Mr. Hirsch's hours will remain the same as his hired agreement to work Tuesday and Thursdays for a total of 10 hours per week. There will be no increase in time. The zoning regulations can be done by him during his work time when he has free moments. There is no rush to get these done and the board would like to take the time to ensure these are done correctly. There will also have to be meetings/hearings for amendments to the regulations so this project will take some time. Selectman Whiting suggested that he begin with regulations that are currently causing issues or have recently caused issues in the town.
4. COVID update: there were 2 testing days at the town hall that went very well. The town hall now has boards up to indicate foot traffic. Most individuals will come thru the door by the resident trooper office. Residents should still call ahead and make appointments. Currently the town has 15 active cases.
5. 2021 meeting dates: **Selectman Allyn made a motion to accept the proposed meeting dates. Selectman Whiting seconded the motion. Motion was approved.**
6. Selectman Perotti thanked the Canaan Fire Company, Brian Allyn Sr, and everyone who participated and came out to watch the parade of lights. It was a big success and seemed to be enjoyed by all.
7. Resident Trooper update: Cori Swift report was read into record. There was a total of 265 calls for the last month. Town of North Canaan is more active than other towns.
8. Building Department report was read into record. For month of November there were 32 building permits and \$448,000 in construction costs.
9. Fire Marshall report was read into record. There are several businesses in town that are being worked on. There are some smoke detectors available if people need them, they need to contact Robin Denny.
10. Social Services report read into record: she is busy, has received donations and grant funding and supplied 2 families in town baskets for Thanksgiving.

11. Selectman Whiting report: Town of North Canaan has an Instagram page and Selectman Whiting is now an Admin for the Facebook page and is working on updating that. Reminder the rec department is again holding its holiday decorating contest. Reminder to please be vigilant and safe, wear masks and stay home when able.
12. Selectman Allyn report: Selectman Allyn met with the ZEO Mr. Hirsch about the blight ordinance and explained to him the process that had been done and the ordinance would remain as it is. Brief discussion regarding the appointment of an enforcement authority (perhaps the ZEO) and having informational town meeting before the ordinance is approved. Mr. Hirsch and Selectman Allyn also discussed the zoning regulations and the Conservation and Plan of Development. Selectman Allyn would like to work directly with Mr. Hirsch on these items and report back to the Board monthly. Selectman Perotti gave his ok to that. He would also like to work with him on the sustainable CT grant program from the state. This was also approved by Selectman Perotti. The Artisan Shop and the Olde New England Market are doing well in downtown and it is nice that we gained businesses during the pandemic. Pop's Diner recently sold to the Berkshire Country Store. There is work happening at the former Zia's restaurant and they are hopeful for an April/May opening. Construction is happening on the railroad crossing at McDonalds as well.

Public comment: Cheryl Duntz questioned Selectman Allyn about him working with Mr. Hirsch on the zoning regulations. Selectman Allyn will only be guiding him with information from the plan of development and the sustainable CT program – it will be up to him to craft the language for the regulations. Also, +the Zoning Board needs to be up to speed on what the ZEO is doing and the regulations should go to the Board before the Selectmen. Selectman Allyn said that the Zoning commission invited him to work on the regulations a year or so ago. Selectman Perotti stated he is going to be speaking with Mr. Hirsch and will let him know he needs to update the Zoning Board as well as the Selectman monthly on what he is involved with.

Selectman Whiting made a motion to adjourn the meeting. Selectman Allyn seconded the motion. Motion was approved.

Meeting adjourned at 7:56pm

Respectfully submitted,

Ayrslea A Odell
Recording Secretary