



*Town of North Canaan*  
*Inland Wetlands Commission*  
*November 20, 2025*

Present: Vice-chairman Mike O'Connor, Barry Brown, Eric Whiting, Chris Crane, Bob Jacquier

Vice-chair O'Connor called the meeting to order at 7:00pm

**Mr. Jacquier moved to approve the minutes of the last meeting. Mr. Whiting seconded the motion. Motion carried.**

Stateline Pizza building expansion - George Johannesen of Allied Engineering representing Stateline Pizza presented before the commission their proposed plan to expand the building. Mr. Johannesen showed the commission the map. The plan is to push the building out by 40ft and using the current venue space make it a retail space. The edge of the parking lot would be closer to the wetland area. The proposed building area would be in the regulated area, which is already currently paved. There was a discussion regarding plantings and rainwater and the flow away from the building. There would be gutters to carry out rainwater. The existing space is currently too small to do anything, which is why they are proposing the addition.

**Mr. Jacquier moved to accept the application. Mr. Crane seconded the motion. Motion carried.**

Vice-Chair O'Connor stated that typically on the other boards they wait to act until the next meeting. Does the commission want to table this to December? He stated his issue is that the entire new structure is in the regulated area. A discussion ensued.

There was a discussion regarding having the gutters/filtration water garden drawn onto the maps as well as the plantings. Vice chair O'Connor suggested putting a curb to keep the water from entering the setback area, but Mr. Johannesen explained that it would not work. There was a discussion that this is actually an overall improvement to what is there now.

**Mr. Whiting moved to approve the application with the conditions of down spouts discharging to the west, in the proximity of the existing culvert and adding approximately 20 feet of filtration buffer plantings (water garden). Mr. Jacquier seconded the motion. Motion carried.** Mr. Johannesen will do a revised map. There was a check collected with the application.

2026 Meeting dates were reviewed: **Mr. Whiting moved to accept the dates. Mr. Jacquier seconded the motion. Motion carried.**

Wetlands education meetings. Mr. Brown and Mr. Freund attended. There was a discussion regarding having a land use agent. Vice-chair stated that the ZEO acts in that capacity. The land use agent would be someone that would follow through on all project conditions ensuring that they are met. Discussion ensued. It was suggested that they discuss it with the selectmen.

Riparian buffer area is different than the upland review area. CT is the only state that doesn't have legislation on it. It is a grey area depending on the size of the area. Any waterway is considered wetlands and so falls under this commission's jurisdiction. There was discussion regarding climate change and the thought that by 2050 the oceans will rise by 20 inches. There was a discussion of the rainforest loss, setback areas, and spoils for the pond.

Signoffs were reviewed by the commission.

**Mr. Whiting moved to adjourn. Mr. Jacquier seconded the motion. motion carried.**

Meeting adjourned at 7:53pm

Respectfully submitted,

Ayrslea A Odell

Recording Secretary