

Town of North Canaan
Planning and Zoning Commission
Regular meeting
December 9, 2019

1. 1.Call to order: 7:00pm
2. Present: Steve Allyn, Chairman; Dan Adam, Peter Brown, Mike O'Connor, seating alternate Joe Cieslowski as voting member. Excused: Dan Santorso
3. Minutes: **Mr. O'Connor made a motion to approve the minutes from the November 12, 2019 meeting. Mr. Brown seconded the motion. Motion was approved.** Discussion ensued as to whether the minutes from the November 19 meeting were needed or if meeting cannot be an actual meeting due to issues regarding the swearing in of members. Mr. O'Connor suggested that the commission does not need to approve minutes for a meeting that is null and void. The commission agreed.
4. Public Comment: Kathy Ducillo thanked the commission for being commission members.
5. Other business:
 - A. Regulations updates on Amendments that the Commission acted on and approved in 2019, that need to be added to the regulations on the town's web page. Members of the commission had not had a chance to review these.

B. Correspondence:

The commission received a letter from Attorney Michael Citrin regarding questions on a boundary line adjustment. Chairman Allyn spoke with him on the phone and reviewed regulations and state statutes. It was determined that this is not a lot line adjustment but rather a transfer of deed to join three parcels of land to create 2 parcels.

Chairman Allyn did an Inspection on December 6, 2019 for 648 West Main Street. Commission did not recall receiving the email about this. It is for Richard Bunce for a 60x80 storage shed which Chairman Allyn found to be in compliance. Chairman Allyn had signed the letter stating it is in compliance. The commission also signed it tonight at this meeting.

Commission received a copy of a letter from Janet Newman which was sent to Maria Horn regarding boarding houses.

Commission signed letter for Kathy Ducillo regarding a salon/barber shop opening in the Ducillo block at the former site of a barber. The letter was returned to Kathy Ducillo at the meeting.

6. Administrative Actions:

- a. Perry Gasperini is present and submitting an application to the commission. Chairman Allyn has the signature from Torrington Area Health on a separate page. Mr. Gasperini also presented a plot plan and drawing of the project. It will be attached to the current home. Mr. Gasperini explained to the commission what the project is. Payment of \$110

Re: Zoning Meeting at Canaan Town Hall on Boarding Houses Multiplying in our Residential Areas on 11/12/19 at 7:00PM

Janet Newman

Fri 11/8/2019 12:28 PM

To: maria.horn@cga.ct.gov <maria.horn@cga.ct.gov>

All to be informed - Please note that 2 more homes were sold on Orchard St in N. Canaan (a residential area), one family homes that are going to be turned into those "Boarding Houses" with lots of people crammed into them. That means lots of cars parked on the small residential streets, possible lack of safety with less desirable people in our town, lower values for our properties and homes, all interfering with maintaining a certain standard of family, community and quality of life that we had and intended, when we chose our homes and locations to live in! This is like having a Commercial Enterprise in a non-commercial/Residential neighborhood, where there is lots of money being made in the pockets of strangers who don't give a hoot about anything else! Certainly not OUR TOWN! These neighborhoods are not for commercial use (exchange of money and services) in residential areas.

It is of utmost importance that everyone comes to the Zoning Meeting in Town Hall next Tuesday Nov. 12 at 7PM to support and voice their concerns and sign THE PETITION circulating on this matter of Boarding Homes spreading through our Town without our consent, knowledge, approval, get together to make the laws to control and stop this and put a moratorium on this immediately!!!!

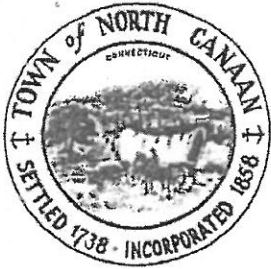
If no one shows up and the people of our town don't object, it will continue and not be stopped and when you wake up tomorrow you may find you are living next door to a boarding house or several together like what is happening here.

Please bring your neighbors, show up and sign the petition. We all need to work together on important issues that will preserve the value of life and well being in Canaan.

Thank You, Your Neighbor in Canaan

JN Jan

RECEIVED FOR RECORD AT NORTH CANAAN, CT
ON 11-10-19 AT 2:45
ATTEST JEAN A. JACQUIER, TOWN CLERK



THE NORTH CANAAN PLANNING AND ZONING COMMISSION

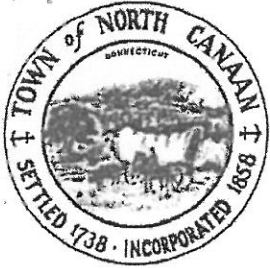
SCHEDULE OF MEETINGS FOR 2020

MONDAY JANUARY 13 th 2020	REGULAR MEETING
MONDAY FEBRUARY 10 th 2020	REGULAR MEETING
MONDAY MARCH 9 th 2020	REGULAR MEETING
MONDAY APRIL 13 th 2020	REGULAR MEETING
MONDAY MAY 11 th 2020	REGULAR MEETING
MONDAY JUNE 8 th 2020	REGULAR MEETING
MONDAY JULY 13 th 2020	REGULAR MEETING
MONDAY AUGUST 10 th 2020	REGULAR MEETING
MONDAY SEPTEMBER 14 th 2020	REGULAR MEETING
TUESDAY OCTOBER 13 th 2020	REGULAR MEETING
MONDAY NOVEMBER 9 th 2020	REGULAR MEETING
MONDAY DECEMBER 14 th 2020	REGULAR MEETING

ALL MEETINGS WILL TAKE PLACE AT 7:00 pm IN THE CONFERENCE ROOM OF THE
NORTH CANAAN TOWN HALL 100 PEASE STREET, NORTH CANAAN, CONNECTICUT 06018

ADOPTED DECEMBER 9th 2019

RECEIVED FOR RECORD AT NORTH CANAAN, CT
ON 12-11-19 AT 8 30
ATTEST JEAN A. JACQUIER, TOWN CLERK



THE NORTH CANAAN AQUIFER PROTECTION COMMISSION

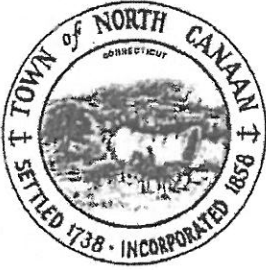
SCHEDULE OF MEETINGS FOR 2020

MONDAY JANUARY 13 th 2020	REGULAR MEETING
MONDAY FEBRUARY 10 th 2020	REGULAR MEETING
MONDAY MARCH 9 th 2020	REGULAR MEETING
MONDAY APRIL 13 th 2020	REGULAR MEETING
MONDAY MAY 11 th 2020	REGULAR MEETING
MONDAY JUNE 8 th 2020	REGULAR MEETING
MONDAY JULY 13 th 2020	REGULAR MEETING
MONDAY AUGUST 10 th 2020	REGULAR MEETING
MONDAY SEPTEMBER 14 th 2020	REGULAR MEETING
TUESDAY OCTOBER 13 th 2020	REGULAR MEETING
MONDAY NOVEMBER 9 th 2020	REGULAR MEETING
MONDAY DECEMBER 14 th 2020	REGULAR MEETING

ALL MEETINGS WILL TAKE PLACE AT 7:30 pm OR FOLLOWING THE NORTH CANAAN PLANNING AND ZONING COMMISSION REGULAR SCHEDULED MEETING IN THE CONFERENCE ROOM OF THE NORTH CANAAN TOWN HALL 100 PEASE STREET, NORTH CANAAN, CONNECTICUT 06018

ADOPTED DECEMBER 9th 2019

RECEIVED FOR RECORD AT NORTH CANAAN, CT
ON 12-11-19 AT 8:30
ATTEST JEAN A. JACQUIER, TOWN CLERK



THE NORTH CANAAN PLANNING AND ZONING COMMISSION

TOWN HALL 100 PEASE STREET

NORTH CANAAN, CONNECTICUT 06018

NOTICE OF A PUBLIC HEARING

Monday, December 30th, 2019 at 7:00 pm North Canaan Town Hall

Whereas: the North Canaan Planning and Zoning Commission, held its Regular Scheduled Meeting on December 9th 2019 at 7:00pm at The North Canaan Town Hall, the Commission voted to set a Public Hearing for a Moratorium on Boarding Houses, siting Public Health, Safety and Welfare; for December 30th, 2019 at 7:00pm at the North Canaan Town Hall, 100 Pease Street, North Canaan, Connecticut. This action was taken after receiving signed partitions and hearing concerns from the residents of The Town of North Canaan, under the Public Comment Section of the November 12th, 2019 meeting of the North Canaan Planning and Zoning Commission. Under the Moratorium Hearing the Commission will Hear concerns from the public.

The North Canaan Planning and Zoning Commission

RECEIVED FOR RECORD AT NORTH CANAAN, CT

ON 12-10-19 AT 8 30

ATTEST JEANA A. JACQUIER, TOWN CLERK