

**Town of North Canaan
Planning and Zoning
Commission Regular
Meeting November 12, 2019**

1. Call to order: 7:00pm

2. Present Steve Allyn – Chairman, Peter Brown, Dan Adam Alternates Dan Santorso and Joe

Cieslowski seated as voting
members.

3. Minutes: Dan made a motion to approve the minutes of last month. Peter seconded the

**motion. Motion approved chairman
voted yes.**

4. Public Comment: Chairman Allyn stated public will be allowed a 3-minute time limit when

speaking and the commission will not answer questions during this time. Commission heard comments from the public (names listed below). Chairman Allyn accepted a petition from Robin Beaujon into record. Petition was read into record by Chairman Allyn. Petition had total of 69 signatures. Petition states: "We, the undersigned citizens of the Town of North Canaan, request that the North Canaan Planning and Zoning Commission put a moratorium on approval of special permits for boarding house in the Town of North Canaan for a period of one year, to allow time for the commission to study the issues involved in the recent proliferation of boarding houses in the town, and to consider appropriate regulation of the same." (Petition attached) Mr. Adam pointed out there are regulations regarding boarding houses in zoning regulations. Chairman Allyn stated he hasn't seen a boarding house permit in a long time in town. Janet Newman gave another sheet with 5 additional signatures to the original and a letter which were entered into record.

Public members that spoke as follows:

- Robin Beaujon, 110 Granite Avenue
- Janet Newman, 85 Orchard Street
- Kathy Ducillo, 62 Main Steet

- Marty McKay, 184 Granite Ave
Ext.
- Mike Ellington, 10 Church
Terrace
- Charlie Adams, 111 North Elm
Street
- Carl Lopez, 65 Granite
Avenue
- Blair Ackerman, 144 Granite Avenue
Ext.
- Al Guill, 102 Granite
Avenue
- Greg Karcheski,
- Carol Keenan, 93 Orchard
Street
- Bob Cooke, 65 Orchard
Street
- Selectman Craig
Whiting
- Selectman Christian
Allyn
- Rosemary Lopez, 65 Granite
Avenue

5. Other business proper to come before the commission: Discussion regarding boarding

houses/sober houses. Chairman Allyn stated we have boarding house regulations in place special permit in every zone. We need to enforce the regulations. Chairman Allyn read into record some regulations. A discussion regarding housing and citizens with disabilities ensued. Mr. Adam had put in a moratorium a while ago. Mr. Brown suggested forming a committee including Mountainside and the Resident Trooper. This has been done already. Torrington Area Health inspects boarding houses. CT Health Department, Local Fire Marshall, Local Boarding Official and Zoning Enforcement Officer to do inspections and enforcement. This has not happened in a while. Mr. Santorso read the boarding house definition into record. Chairman Allyn read into record part of the regulation as well as definition. Mr. Brown suggested imposing a moratorium as it will not be settled this evening. **Mr. Adam made a motion for a 6 month moratorium for the health, safety and welfare of residents with regards to Boarding Houses with a renewable option in which during that time frame the board will review the regulations and amend them to include the North Canaan plan of development. Joe seconded. No discussion. Approved.** Mr. Santorso

questioned what happens to facilities in town that have not applied for boarding house permits yet. Mr. Adam stated if it is a residence and has not been permitted it is operating illegally. Boarding House regulations have been in place since 2004, so there should be no excuse and no grandfathering. Chairman Allyn suggested calling the CT Department of Health and get inspections done immediately. If anyone has a complaint regarding a boarding house it should be put in writing and sent to the Board of Selectmen Town of North Canaan.

8:22pm Mr. Santorso made a motion to have a 5 minute recess. Mr. Cieslowski seconded the motion. Motion approved.

8:27 meeting
reconvened

6. Administrative Actions –
nothing

a. Zoning enforcement duties b. Receive
applications requiring administrative actions c.
Actions on administrative applications as presented

7. Old
Business:

a. 50 Barlow Street - Greg Karcheski Member Little Wing LLC. Application to make certain

changes to a pre-existing, non-conforming property use and existing structures with a net effect of less non-conformity. Mr. Karcheski came before commission and presented an incomplete application to get clarification. Chairman Allyn read into record letter from Mr. Karcheski. Mr. Karcheski interpreted the regulations that it would be less of an impact. He wishes to put this back to a residential situation. Mr. Karcheski spoke with the former ZEO and Chairman Allyn about bringing it back to conformity. It would not be the industrial building, it would be the 2 buildings at the front of the property. The property is the former BICRON site. There is a large parking area on the property He would like to add up to 2000 sq ft storage space to one of the buildings. One building would be apartments. Mr. Karcheski wants to ensure it is feasible before spending thousands of dollars on planning. Their business is milling lumber, making cabinets, doors, painting. A history of the property was discussed. The commission cannot act unless there is wetlands approval. Chairman Allyn . currently has an incomplete application in his hands therefore submitted. Mr.

Mike O'Connor of Wetlands Commission signed off on the application at the meeting. There was a brief discussion regarding fumes and dust. Mr. Karcheski said he is open to conversations regarding this. Mr. Karcheski stated he would speak with Mr. George Johannasen and decide if he needs to retract the application. Chairman Allyn stated he would need to put this in writing.

8. New Business: The Boarding House moratorium is effective November 12, 2019. **Mr. Brown**

made a motion to move the Boarding House motion from item 5 Other Business Proper to Come Before the Commission to New Business. Mr. Adam seconded the motion. Motion approved. The recording secretary was instructed to get the minutes to the chairman asap so that he can get this into the newspaper.

9. Zoning Enforcement Officer's Report, The Commission: approved 4 applications last month

10. Adjournment to next regular meeting Monday December 9th, 2019 7:00pm at North Canaan, Town Hall. **Mr. Adam made a motion to adjourn meeting. Mr. Cieslowski seconded the motion. Motion was approved.**

Meeting adjourned
8:58pm

Respectfully
Submitted,

Ayrslea A Odell
Recording
Secretary

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[illegible]

This Petition will be presented to The North Canaan Planning and Zoning Commission at their regular meeting on November 12th, 2019 at 7:00 pm at the North Canaan Town Hall.

We, the undersigned citizens of the Town of North Canaan, request that the North Canaan Planning and Zoning Commission put a moratorium on approval of special permits for boarding houses in the Town of North Canaan for a period of one year, to allow time for the commission to study the issues involved in the recent proliferation of boarding houses in the Town and to consider appropriate regulation of the same.

Name	Signature	Address	Date
Bryan Kay	Bryan Kay	44 Granite Ave	11/10/19
Pat Miller	Pat Miller	91 Granite Ave	11/10/19
Grace Miller	Grace Miller	89 Granite Ave	11-10-19
Gina Tenwilliger	Gina Tenwilliger	66 Bragg St	11/10/19
Spencer Dodge	Spencer Dodge	86 Granite Ave	11/10/19
Hugh Curtis	Hugh Curtis	123 Granite Ave Ext	11/10/19
Marty McKay	Marty McKay	184 Granite Ave Ext	11/10/19
Silvana Marchitto	Silvana Marchitto	98 Orchard St	11/9/19
Rachel Marchitto	Rachel Marchitto	98 Orchard St	11/10/19
Christopher Dean	Christopher Dean	8 New High St	11/10/19
David Wilbur	David Wilbur	5 Orchard	11/10/19
Lauren Fosati	Lauren Fosati	81 Orchard	11/10/19
Wanda Adams	Wanda Adams	N. Elm	11/10/19
Charles Adams	Charles Adams	111 N. Elm	11/10/19
Whitney Gyle	Whitney Gyle	105 N Elm	11/10/19
Julie Rose	Julie Rose	26 Granite	11/10/19
James Kay	James Kay	94 Granite Ave	11/10/19
Donna Cooke	Donna Cooke	65 Orchard St	11/11/19
Debra Whitbeck	Debra Whitbeck	70 Church St	11/11/19
Donna Conte	Donna Conte	119 Granite Ave Ext	11/11/19

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Name	Signature	Address	Date
Mary A Chevalier	Mary A Chevalier	53 ORCHARD	11-10-19
Daniel Howe	Daniel Howe	103 Granite	11-10-19
Albert F. Gould	Albert F. Gould	102 Granite Ave	11-10-19
Janet Beaujon Couch	Janet Beaujon Couch	78 Granite Ave.	11-10-19
Robert Castling	Robert Castling	117 Granite Ave	11-10-19
Deborah Fogel	Deborah Fogel	73 Granite Ave.	11-9-19
Mark Fogel	Mark Fogel	73 Granite Ave	11/9/19
Rosemarie Lane-Lopez	Rosemarie Lane-Lopez	65 Granite Ave	11/9/19
Carl Lane Lopez	Carl Lane Lopez	65 Granite Ave.	11/9/19
Geoffrey Drury	Geoffrey Drury	11 Granite Avenue	11/9/19
Daphne Drury	Daphne Drury	11 Granite Avenue	11/9/19
Tyler Beaujon	Tyler Beaujon	71 Clayton Rd.	11/10/19
Kristin Beaujon	Kristin Beaujon	71 Clayton Rd	11/10/19
Blair A. Genn	Blair A. Genn	144 Granite St	11/11/19
Pam Howe	Pam Howe	103 Granite Ave.	11/11/19
Pam Riva	Pam Riva	139 Granite Ave Ext	11/11/19
Susan Clay	Susan Clay	15 Cedar Lane	11/11/19
Stewart Clayton	Stewart Clayton	15 CEDAR LA	11/11/19
Dave Beaujon	Dave Beaujon	110 Granite Ave.	11/12/19
Bob & Beaujon	Bob & Beaujon	110 Granite Ave	11/12/19

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Name	Signature	Address	Date
Lynette Godwin	Lynette Godwin	Canaan, CT	11-11-19
William Godwin	Wm. Godwin	Canaan, CT	11-11-19
Carolyn Cornell	Carolyn Cornell	Canaan, CT	11-12-19
JOAN M O'Connor	JOAN M O'Connor	Canaan, CT	11-12-19
Mike Devito	Mike Devito	Canaan, CT	11-12-19

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212/33/122/5/9

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

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Name	Signature	Address	Date
Janet Newman	Janet Newman	85 Orchard St	11/9/19
P R Moore	P. R. Moore	84 Orchard St	11/9/19
Ivan Brice	Ivan Brice	60 Bragg St.	11/9/19
Sarah Brice	Sarah Brice	60 Bragg St.	11/19/19
Scott Strausser	Scott Strausser	85 Orchard St	11/12/19

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