

November 9, 2020 Planning and Zoning Minutes
Recording Secretary: Lindsay Jacquier

Members Present: Steve Allyn, Peter Brown, Joe Cieslowski, Mike O'Connor
Members Absent: Dan Adam
Zoning Officer: Ron Hirsch

RECEIVED FOR RECORD AT NORTH CANAAN, CT
ON 11/10/20 AT 8:30 am
ATTEST JEAN A. JACQUIER, TOWN CLERK

Chairman Steven Allyn calls meeting to order. Members present are Steve Allyn, Peter Brown, Michael O'Connor and Joe Cieslowski. Frank Montagna has a pending resignation due to health issues.

Zoning officer Ron Hirsch amended minutes from October. Peter brown motions to accept minutes and joe seconds the motion. Motion is Approved.

Old Business:

40 High Street for special use permit; floral design business.

The application was accepted and fees were paid. The owner has been paying property tax on her business for 4 years sense she moved here at this address. Read into the record was a certified mailed receipt to a Jenny Rodrigues at 37 high street, a receipt from 99 South Canaan road, PK building at P.O. Box 147. A Mr. and Mrs. Ned Gow and Eileen and Frank Fox accepting this business.

Eileen Fox from 44 high street attended the public hearing and wanted to speak on her neighbors behalf regarding the business at 40 High Street. "There is nothing involving the public, and she has been great neighbor."

Mike O'Connor motions to end the public hearing on floral design business, Peter Brown seconds the motion. Public hearing then closes.

Joe Cieslowski motions to approve floral business at 40 High Street, Peter Brown seconds motion. Business is approved.

50 Barlow street- special permit application. To set a public hearing for next month.

One building for multifamily use. The application is to convert existing commercial building to a multi building structure.

The public hearing on this special permit is set for December 14th at 7:00 pm.

Peter Brown makes motion to set public hearing, mike O'Connor seconds motion.

Meeting is set for next month for Little Wing, LLC.

New Business:

South Canaan Road – Geer Village: Application for a special use permit on a 120-bed nursing and rehabilitation center. The application was submitted with payment.

Overview of exterior:

Landscape plan – The mission of project is to increase the standard of care and living. This is a 120 single bed facility on three stories. This building is made of steel and the roof design is flat with a pitch roof.

The exterior is to create a building to fit in to existing community and Geer Village. This is approximately 800 feet south of existing building on property.

Floor plans-

Each floor is similar for cost efficiencies. The building is divided into 3 sections. Central, east and west. East and west are where the single bedrooms are.

First floor – 18 single bed units in both east and west wing. Central is lobby consisting of offices and rehab rooms with an employee specific corridor allowing for their transition to be in a more residential style living.

Second floor- repetitive floor plan when it comes to bedrooms. Office, laundry, exam rooms, and nurse stations centralized.

Third floor- repetitive floor plan when it comes to bedrooms. Two elevators in building. Kitchen is on third floor. The three stories are going to be just under the regulations at 49 feet.

Brief overview and questions-

Existing curb cut- generally where site driveway will be. The site is surrounded by undeveloped land and a large wetland system. The forest will remain to keep what is naturally there.

Lighting will be consistent with what you see there already. There will be some delay when leaving facility due to traffic but not that much concern. The parking spaces will be increased by 10 % to leave 100 parking spaces for visitors, transportations, employees, etc.

Storm water runoff was determined by looking at all past storms in that area and they will be putting in ponds in for run off. There will be two potential basins. Plus, a 50-foot forest buffer.

There will be no wetland alteration. 610 feet is the approximate visual distance of drivers passing by and this is where they will be tree trimming. They will be working with sewer district on water usage for facility to keep it efficient. They will be discussing the possibility of sign lighting. They have put in for a DOT administrative view permit, a wetland permit and a building permit. They are looking into possibility fencing in the area. They are reviewing the wildlife in the area to make sure there is no disturbance. They will also be working with engineers on the water connection.

Chairman Steven Allyn then reads a letter from wetlands commissioner Freund stating that they have no issue with wetlands for this project. This building project is in the range of the 100-foot set back and there are no objections to the project. This does not affect the existing structure at all.

At this time, they will be dealing with Zoning officer until public hearing.

Peter brown motions for a public hearing on December 14, 2020 at 7 pm for The Robert C. Geer Memorial Hospital, Inc. at 99 south Canaan road, Map 8, Lot 4. Joe Cieslowski seconds' this motion. The motion is approved.

Zoning officer report: 174 East Canaan road – an ad was found for rental housing. A Certified letter was sent and no response. The ad had the information about the address but wrong pictures. No further investigation.

Still working with PK on 50 Barlow street.

Blackberry River Bistro needs to apply for a zoning permit for their removable takeout stairs. They are still in search of the property line.

No Other Business.

Public Comment: None.

Peter Brown motions to adjourn meeting, mike O'Connor seconds motion.
Meeting is adjourned at 7:57 pm.