



Town of North Canaan
Planning and Zoning Commission

July 14, 2024

Public Hearing

Present: Chairman Mike O'Connor, Peter Brown, Cooper Brown, Alternate Walt Schneider, Alternate Jesse Bunce

Chairman O'Connor called the public hearing to order at 7:03pm and seated both alternates.

14 East Main Street, proposed restaurant with drive-thru service. Martin Connor presented the chairman a copy of neighbor notice as well as the certified green card receipts for abutting neighbors. Chairman O'Connor read the names of the neighbors into record. Mr. Connor explained who he is and read a prepared statement of the special permit application into record. Borghesi Building and Engineering have filed the application. Alan Borghesi went through the plan. One addition is a fence along the East property line.

Public Comment:

The owner of Café Gourmet, 18 East Main Street business did not receive a notice. Chairman O'Connor stated the notices would have gone to the property owner. Mr. Connor stated that they received the list of neighbors from George Martin, ZEO. After a brief discussion, the owner stated his concerns for this project. He feels that the current location of dunkin is fairly safe and doing well there.

Mike Reagan stated his concerns over the traffic and pulling out across traffic. There is a greater potential for issues than where it is currently located.

Steven Christiansen stated he was happy to hear about the fence, but does not feel that 6 feet gives enough privacy. He is concerned that his family's windows could potentially still be viewed from the driveway. He would like to see something else put in place that is more than the 6 feet. He is also worried about safety for the children of the families in the apartments. There are up to 10 children that play around there on the lawn. There is concern for vehicle exhaust fumes permeating his property/home as well as vehicle noise. There are accidents there already, he is worried this will lead to more.

Pat Foley is concerned about where the property line is and about runoff into the field.

Mr. Martin addressed some concerns. Before the application was submitted he was told that there were improvements with the traffic light and that a new crosswalk/sidewalk would be put in. Once this commission approves the application then it has to be submitted to the State of CT for their changes and approval.

There was some more brief complaint discussions.

Chairman O'Connor explained that the ZEO is out on an unexpected leave and he has been filling in and doing the best he can.

Mr. Martin stated the franchisee bought the land in order to make a better establishment.

Pat Foley stated that he has an agreement with another person regarding compensatory storage and he doesn't want to be blindsided if something happens in the field.

Mr. C. Brown moved to close the public hearing. Mr. P. Brown seconded the motion. Motion carried.

Public hearing closed at 7:53pm.

Respectfully submitted,

Ayrslea A Odell

Recording Secretary