



## Town of North Canaan

### Planning and Zoning

#### Regular Meeting

July 14, 2025

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

Chairman O'Connor called the meeting to order at 7:54pm and seated both alternates.

Opening Remarks: Chairman O'Connor explained that the Zoning Enforcement Officer is out on leave and he is working on things the best he is able. Cheryl and the Building Department have jumped in to help out as well.

Chairman read into record the items that have been worked on including permits.

**Mr. Bunce moved to approve the minutes as presented. Mr. C. Brown seconded the motion. Motion carried.**

Chairman O'Connor read the ZEO report into record.

New Business:

15 East Main Street – Dunkin Donuts special permit application – the commission tabled this to next month.

Mr. Bunce spoke about a regulation change from COG for next Thursday. Per a note on the agenda by Cheryl Duntz: \*As you may notice, the Regulation change is not on the agenda. All Zoning Regulation changes need to go to Northwest Hills Council of Governments for review, so I sent it in on July 1, 2025, but not in time for a response (for the Legal ad in the newspaper) \* Cheryl

520 West Main Street, Ryan Foley, proposed zone change application. Martin Connor explained that as the town does not have an actual application, a letter was written and sent in. He read the letter for the zone change proposal into record. It is 6.4 acres that they wish to have changed from RA to I. Mr. Connor stated this will not conflict with the Town Plan of Conservation. Cheryl Duntz of the Building Office stated that when they could not find an application they requested the letter and that she sent this out to the board via email requesting the cost for the application but did not hear back from anyone. There was a brief discussion of fees. **Mr. P. Brown moved to accept the application. Mr. C. Brown seconded the motion. Motion carried.** Maps were submitted through the building office. **Mr. C. Brown moved to set a public hearing for this item at 7pm prior to next month's meeting. Mr. P. Brown seconded the motion. Motion carried.**

Old business: none

Public Comment: Robert Sprague asked about emailing the mining operations. He stated the only time the ZEO was out to operations is when a complaint is filed and that there should be enforcement without complaints having to be filed. He wants to know who is checking on all of these operations. He also feels that when the ZEO is out the town should appoint someone to do the job.

The owner of 18 East Main Street asked to clarify his complaints on the previous public hearing. Chairman O'Connor explained that because that public hearing is closed there should not be more comments on that.

**Moved to adjourn the meeting. Mr. Bunce seconded the motion. Motion carried.**

Meeting adjourned at 8:17pm

Respectfully submitted,

Ayrslea A Odell

Recording Secretary