



Town of North Canaan
Planning and Zoning Commission
August 11, 2025, Regular Meeting

Present: Dalton Jacquier, Peter Brown, Cooper Brown, Alternate Jesse Bunce, Alternate Walt Schneider, ZEO George Martin

Chairman O'Connor could not be here. Dalton Jacquier will chair the meeting.

Acting Chairman Jacquier called the meeting to order at 7:18pm and seated both alternates as voting members.

Mr. C. Brown moved to add Dunkin Donuts to the agenda under old business. Mr. Schneider seconded the motion. Motion carried.

Mr. Bunce moved to approve the minutes from the previous meeting. Mr. C. Brown seconded the motion. Motion carried.

ZEO report: George Martin thanked Mike O'Connor, Cheryl Duntz and Paul Mattingly for all of the work they did to keep the office running while he was out. Mr. Martin explained all of the things that had been done. Received approval back from COG for the mining communications.

New Business:

Presentation of Nova Farm's business model with consideration for future text amendment associated with cannabis production. Janelle Mullen and Zach Allen spoke before the commission on a preliminary just conversation basis. Mr. Allen stated they are agriculturally based farm looking to potentially expand here. He explained what their farm looks like. Mr. P. Brown asked how they would control odor. Mr. Allen stated that because they grow outdoors there would not be a huge odor. Cultivators that grow indoors have a smell because it is trapped inside until the doors open. Planting outside allows odor to disseminate naturally. There could, however, be odor when harvested in October or occasionally if there was the right amount of humidity and wind. Mr. Jacquier questioned when the growing season is. They plant around June 1 and harvest in October. The remainder of the year is spent working around the farm. Mr. Allen invited the commission to come for a tour. Ms. Mullen stated they are looking at coming back to a future meeting with a proposed text amendment which would be specific to them.

Old Business:

Ryan Foley, 520 West Main St, possible zone change. The commission agreed to wait to next month to make a decision so they have time to review everything. **Mr. Bunce moved to table item to next month. Mr. Schneider seconded the motion. Motion carried.**

Dunkin Donuts application. There was no discussion. **Mr. P. Brown moved to approve the application of Dunkin Donuts at 14 East Main Street. Mr. Schneider seconded the motion. Motion carried.**

Other business:

Mr. P. Brown moved to hold a public hearing on September 8th at 7pm for text changes for the mining communications. Mr. Schneider seconded the motion. Motion carried.

Public comment: Riley Klein via zoom asked about the conversation at last month's meeting regarding conditional approval of Dunkin donuts based on a traffic study. Mr. Jacquier explained that he was informed that this did not pertain to their approval and that it is a State thing.

Mr. Bunce moved to adjourn. Mr. Schneider seconded the motion. Motion carried.

Meeting adjourned at 7:30pm

Respectfully submitted,

Ayrslea A Odell

Recording Secretary