



## Town of North Canaan

### Planning and Zoning

September 8, 2025

### Regular Meeting

Present: Chairman Mike O'Connor, Peter Brown, Doug Humes, Cooper Brown, Alternate Jesse Bunce, Alternate Walt Schneider, ZEO George Martin

Chairman O'Connor called the meeting to order at 7:04pm and established quorum seating Alternate, Mr. Schneider, as a voting member.

Chairman O'Connor stated he missed last month's meeting, welcomed ZEO Martin back and stated that Dalton Jacquier did a good job filling in for him.

**Mr. Schneider moved to accept the minutes of the last meeting as presented. Mr. C. Brown seconded the motion. Motion carried.**

ZEO Report: Mr. Martin read into record his report commenting on one permit that he has a note from the Fire Marshal on. He also received a complaint, sent a letter out but has not received a response yet.

New business: Text Amendment to Article xix 6A.3 – Addition of "email" as a form of notification to the ZEO. **Mr. C. Brown moved to approve the text amendment addition to the article as presented. Mr. P. Brown seconded the motion. Motion carried.**

Old Business: Discussion and possible action on the zone change application for Ryan Foley 6.4 acres at 520 West Main Street from R/A to Industrial. Chairman was not here for the last public hearing and stated he had a letter from Ian Edwards to read into record. Mr. Martin Connor stated that this should be read at Public Comment and the board should only be basing actions on what they have already heard. Chairman O'Connor agreed.

Chairman O'Connor stated he is concerned that changing this will be setting a precedence and the project would be better as a special permit. Mr. P. Brown agrees and is concerned of what could happen in the future. He would feel more comfortable if there was some more control of what is built there. A special permit would be allowed under residential instead of changing the zone. Mr. Brown asked if the town attorney could give a sense of what the best way is to allow Mr. Foley to be able to do his project. Mr. Connor stated that the board could condition the zone change as it is only the 6.4 acres which is adjacent to an industrial zone. Chairman O'Connor stated this still does not give the commission the control that a special permit would. There was a discussion of special permit vs changing the zone and that this would be a first cut. **Mr. P. Brown moved to table this to next month and have the town attorney weigh in on it. Mr. Schneider seconded the motion. Motion carried.**

Mr. Humes commented that the last meeting there were comments about the landfill that he would like to address. He explained how the old landfill parts were closed. This was done under a permit granted by the state.

Public Comment:

Chairman O'Connor read the letter from Ian Edwards regarding Ryan Foley's project into record.

Robert Sprague explained that the property across the street from him ended up spot zoned as industrial and it has caused a lot of issues for him. Mr. Sprague then accused the board of not having a public hearing for the text amendment change. Chairman O'Connor explained that there was a public hearing prior to this meeting and that no one spoke. Mr. Sprague stated he did not realize that as he was not in the building. He did, however, still feel that adding email does not help the complaint situation.

Ryan Foley spoke in regard to the letter and truck traffic stating that the board opened up the door to truck traffic. The property is the way it is because it was already mined out so any excavation that could have happened has already been done.

**Mr. C. Brown moved to adjourn. Mr. P. Brown seconded the motion. Motion carried**

Meeting adjourned at 7:31pm

Respectfully Submitted,

Ayrslea A Odell

Recording Secretary