



Town of North Canaan
Planning and Zoning Commission

October 14, 2025

Present: Chairman Mike O'Connor, Peter Brown, Cooper Brown, Dalton Jacquier, Alternate Walt Schneider

Chairman O'Connor called the meeting to order at 7:00pm established quorum and seated Alternate Schneider

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

ZEO Report: George Martin read his report into record.

New Business: Canaan Country Club application for a special permit for entertainment. Owner Joe Quattrocchi presented before the commission and explained that their current liquor license limits them to no live entertainment and they would like to be able to have live entertainment inside the club. Chairman O'Connor explained the process for an application for a special permit and that Mr. Quattrocchi could work with the Zoning Enforcement Officer. ZEO Martin will get a replacement application to Mr. Quattrocchi and work with him. Mr. Jacquier questioned what the zoning had to do with the liquor license. It was explained that the liquor license requires zoning to sign off.

34 Patty Lane: The owner spoke before the commission. It is a 1300 sq. ft home which he is looking to make into a 2 family. The original home was about 800 sq ft and then an addition was done. He would like to put up a wall between the original and the addition to create 2 separate living spaces. He is not changing the outside footprint. He turned in the paperwork application and a check to ZEO Martin. Mr. Martin will just review the application with the fire marshal. **Mr. Jacquier moved to accept the application and set a public hearing for next meeting November 10 at 7:00pm. Mr. Schneider seconded the motion. Motion carried.**

Old Business: 520 West Main Street zone change application withdrawn.

Public Comment: Cheryl Duntz requested clarification on which property ZEO Martin spoke about in his report as 176 Lower Road has 2 different properties with the same number. Mr. Martin explained which one it was. Ms. Bunce asked if it was Selectman Bunce's property and Mr. Martin stated that he believes it is listed as Bunce Property

Management. Ms. Duntz also explained that the Fire Marshall is normally only involved in properties with 3 family and more. Chairman O'Connor stated Mr. Martin is only going to get some advice from him.

Prior to the meeting the board received a letter from Robert Sprague. Chairman O'Connor read the letter into record. He will meet with ZEO Martin in regard to it.

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

Meeting adjourned at 7:15pm.

Respectfully submitted,

Ayrslea A Odell

Recording Secretary