



Town of North Canaan
Planning and Zoning
Regular Meeting
November 10, 2025

Present: Chairman Mike O'Connor, Dalton Jacquier, Cooper Brown, Alternate Walt Schneider, ZEO George Martin

Chairman O'Connor opened the meeting at 7:04pm and seated Mr. Schneider for quorum.

Chairman congratulated all new members and explained that they need to be sworn in before the next meeting.

Minutes from the last meeting need an amendment that should read Cheryl Duntz not Bunce. **Mr. Jacquier moved to accept the amended minutes. Mr. Schneider seconded the motion. Motion carried.**

ZEO report: The report was sent out to all members via email. Mr. Martin read his report into record. There were no questions.

New Business: Joseph Quattrocchi of the Canaan Country Club submitted his application to the board. It was determined Mr. Martin can sign off on the Wetlands part as the project is within the walls of the country club. **Mr. Jacquier moved to accept the application. Mr. Brown seconded the motion. Motion carried. Mr. Brown moved to set a public hearing for December 8 at 7:00pm. Mr. Jacquier seconded the motion. Motion carried.**

Old Business:

Mr. Martin has an application for a special permit for 182 East Canaan Rd, but it is not complete due to Torrington Area Health not signing off yet. **Chairman O'Connor moved to table this until the sign offs are complete. Mr. Jacquier seconded the motion. Motion carried.**

Last month Chairman O'Connor read into record a letter written by Robert Sprague to the board regarding regulations related to mining. The commission reviewed the regulations pertinent to the letter. These regulations were all reviewed prior to the mining operations being asked to come into compliance with the existing regulations. There was a discussion of the time frame. Chairman O'Connor read some of the regulations into record. The board consensus is that there is no need to further review or currently change the regulations.

Public Comment: Robert Sprague would like to know how people will know if a complaint has been lodged against someone, how do they know if the ZEO receives the complaint. Chairman O'Connor attempted to explain that the reasons an amendment was done adding email was so that there is a time stamp on any complaint sent to the ZEO. Mr. Sprague would like to know where the bonding

requirements for the mining operations are and who is enforcing the regulations. The regulations are supposed to be in place to preserve quality of life for the residents not the mining operations.

Krysti Segalla the newly elected town clerk stated she will be in the office on Wednesday and Thursday this week for people to be sworn in and she will be open during lunch. If you cannot make it there, please call her and she will arrange another time to meet with you.

The property at 34 Patty Lane will be addressed at the next meeting in order to give the board time to review all of the information that they have received.

Mr. Jacquier moved to adjourn the meeting. Mr. Brown seconded the motion. Motion carried.

Meeting adjourned at 7:27pm

Respectfully submitted,

Ayrslea A Odell

Recording Secretary