



Town of North Canaan

Planning and Zoning

Regular Meeting

January 12, 2026

Present: Chairman Mike O'Connor, Walt Schneider, Peter Brown, Cooper Brown, Alternate Tucker Whiting, ZEO George Martin

Chairman O'Connor called the meeting to order at 7:03pm and established a quorum seating Mr. Whiting.

Opening remarks: Chairman O'Connor stated he is investigating acceptance of the agenda as published. Tonight, he would like added to the agenda a discussion regarding the aquifer protection agency. **Mr. C. Brown moved to add Aquifer Protection Agency discussion to the agenda under new business. Mr. Schneider seconded the motion. Motion carried.**

Mr. C. Brown moved to approve the minutes from last meeting. Mr. P. Brown questioned if there were issues sent out via email to the board, but it did not happen this month. **Mr. Whiting seconded the motion. Motion carried.**

ZEO Report: George Martin sent his reports to the members and read it into record. There were no questions from the board.

Old Business: 182 East Canaan Road turning a 1 family home to a 2-family home. This is on hold. A new public hearing will be scheduled when the applicant is ready.

New Business:

Chairman O'Connor explained the Aquifer Protection Agency. The State of CT gives proper guidelines. Chairman O'Connor was certified. Aquifer encompasses service garages, dry cleaners, gas stations, petroleum storage, and ours in mainly in the center of town. There was a recent issue at Stop and Shop plaza with a vehicle leaking gas. This commission was not made aware of it, but the Fire Marshal went out there with a member of the fire department and they determined the amount of liquid had not reached the stormwater drainage or impervious area of asphalt so they put sand down. Chairman O'Connor wanted to bring it to the commission's attention. The Fire Marshal files a report to DEEP and Aquarion was made aware of the situation. We are still waiting on DEEP report – they have not investigated it yet. Chairman O'Connor encouraged the members to check out certification.

Public comment: none

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

Meeting adjourned at 7:15pm

Respectfully submitted,

Aryslea A Odell

Recording Secretary