



Town of North Canaan
Planning and Zoning Commission
March 9, 2026

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

Chairman O'Connor called the meeting to order at 7:00pm. Quorum established with a full board.

Opening remarks: Chairman did not have anything specific to say.

Mr. Jacquier moved to approve the minutes of the previous meeting. Mr. Schneider seconded the motion. Motion carried.

Zoning Enforcement Officer Report: ZEO Martin sent the report to the commission via email and reviewed it in record at the meeting.

Old Business: none

New Business:

- Special Permit for Mountainside Lodge addition: Dan Smith representing Mountainside Treatment Center came before the commission to discuss adding an addition. They are looking to add a yoga room off of the south side of the activities building. Mr. Smith showed the location on the map to the commission. The addition would be 24x44. There are no wetlands or setback issues. The reason he has come before the commission is that they operate under a special permit so this would be an amendment to the special permit if it is allowed. ZEO Martin explained that they have gone through Torrington Health Department. They will need the fire marshal sign off. He is recommending moving forward with a public hearing. **Mr. Jacquier moved to hold a public hearing at the April 13 meeting. Mr. C. Brown seconded the motion. Motion carried.**
- Review of regulations: There was a discussion of table of uses and definitions. If it is in the table of uses does it need to be in the definitions or if it is spelled out somewhere in the regulations does it not have to be in the definitions? There was a discussion of fencing. Currently anything shorter than 7ft does not require a building permit. There was a property line discussion. Chairman O'Connor's main concern with adding a setback could mean severely limiting the amount of space available to fence in. For example, in the downtown area, most properties don't have a lot of land. They have just left it up to the neighbors to hopefully be able to get along and agree. Cheryl Duntz from the Building Officials Office stated that there are some items in the regulations that she feels would benefit in being more uniformed with the building office codes and the fire marshal codes. She will send an email with her notes to the chairman and zeo. She also stated that everything in the table of uses should be defined. There was a question regarding pool fencing. A building permit is required for both inground and above-ground pools. The commission decided to start the review and updating of the table of uses and definitions.

Public Comment: Bob Sprague spoke regarding quality-of-life issues with properties that are next door to mining operations. He is concerned with who keeps the land records regarding mining operations and who keeps track and checks on it. He would also like to be able to find this information. Mr. Sprague is concerned that there is no plan for the future quality of life issues that are not being addressed.

A zoom participant named Alexander, who does not live in town, did agree with Mr. Sprague.

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

Meeting adjourned at 7:30pm

Respectfully submitted,

Ayrslea A Odell

Recording Secretary