



Town of North Canaan
Planning and Zoning
Regular Meeting
April 13, 2026

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

Chairman called the meeting to order at 7:03pm and seated Mr. Whiting to establish quorum.

Opening remarks: Chairman O'Connor spoke with ZEO Martin throughout the month.

Mr. Jacquier moved to approve the minutes from the previous month. Mr. Brown seconded the motion. Motion carried.

ZEO Report: Mr. Martin sent out the report to the members and spoke about it into record. There were no questions regarding the report.

Old Business:

Special permit for an addition at 187 South Canaan Road. There were no questions for the applicant. Chairman O'Connor explained that they normally do not vote directly after the public hearing. They take a month. Mr. Brown stated he would be ok voting tonight. The rest of the commission felt it best to wait. Chairman O'Connor stated he did not want to fall back to old precedents set by former regimes. They will vote at the next meeting on May 11.

Chairman O'Connor wanted to address concerns brought up at last month's meeting during public comment. Mining permits are available during business hours at the town clerk's office. The annual inspections are available through the ZEO's office during his business hours. Both are available to the public upon request. This could take a day or two. During public comment there should not be any back and forth between the public and the commission members. Chairman will try to address questions and concerns the following meeting.

Regulations and possible text changes: ZEO and Chairman O'Connor discussed the definition of multifamily housing. ZEO Martin would like to see this split as 1 or 2 family as being an allowed use and 3 or more being a special permit. Chairman O'Connor has some hesitance regarding this. Mr. Jacquier would like to do some research on this and get back to the commission.

New Business

Isaac Graves spoke before the commission. He is considering putting a new duplex home at his property on Prospect Street. He believes he has at least 125 feet of frontage to work with so there should not be a problem with setbacks etc. Mr. Martin has rough site plans and stated that what they are proposing would be allowed. Mr. Graves believes at this point they will proceed.

Mr. Schneider moved to set a public hearing for the next meeting date. Mr. Jacquier seconded the motion. Motion carried.

Public Comment: None

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

Meeting adjourned at 7:16pm

Respectfully submitted,

Ayrslea A Odell

Recording Secretary