



Town of North Canaan

Planning and Zoning

May 11, 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 with a quorum established.

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

ZEO Report: Mr. Martin read his report into record. There were no questions.

Old Business:

Due to a notification clerical error, the public hearing originally scheduled for this evening had to be cancelled and rescheduled to May 20th at 7:00pm. The applicant and board were notified of the change.

Mountainside Lodge special permit: There was a brief discussion of the location of the building and addition. Because they operate within a special permit, it is an addition to that special permit. **Mr. Jacquier moved to issue the special permit for Mountainside. Mr. Schneider seconded the motion. Motion carried.**

Text changes/Regulations: Chairman stated he realized everyone is busy but wants to continue this discussion and work in progress. He encouraged the board to continue reviewing them when able.

New business

First Selectman Jesse Bunce presented before the board information regarding the 2 parcels of land that the State is conveying to the town for \$1000 administrative fees each. One parcel is 27.45 acres and the other is 9.5 acres. Selectman Bunce spoke with town counsel and Attorney DiBella suggested they bring this before the commission and have them sign off on it.

There was a brief discussion regarding the necessity of bringing it before the commission.

Chairman O'Connor moved to approve and recommend the acceptance by the town of the subject parcels from CT DOT in that the acquisition of these properties will be consistent with and in conformity to the Plan of Conservation and Development. Mr. C.

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Received for Record
5/11/2026 8:00pm
Justin Sgala
TOWN CLERK

Brown seconded the motion. Mr. P Brown questioned who would maintain them and whose liability does it fall under. Selectman Bunce stated it falls under the town's insurance. There was a Greenway committee that maintained it in the past and now there is some new energy that would like to get behind it. Chairman O'Connor stated the town of North Canaan had leases for these 2 parcels from the early 1990's but both expired. There has been a lot of work done of acquiring them for a long time. There was a historical discussion. There are restrictions such as the town cannot sell the pieces. No further discussion. **Motion carried.**

Public comment: Brian Tripp questioned why it needed to come before the Zoning Board. Selectman Bunce stated because it is written in the Plan of Development and Conservation it is normal to run it by the Board. If any structure work is proposed at some point they would have to come before the board again.

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

Meeting adjourned at 7:19pm

Respectfully submitted,

Ayrslea A Odell

Recording Secretary