Town of North Canaan

Planning and Zoning

Public Hearing

May 20, 2026

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

Chairman O'Connor called the hearing to order at 7:00pm seating Mr. Whiting to make quorum.

Chairman O'Connor apologized that the hearing got messed up due to a clerical error and had to be moved to tonight.

Hearing is for a special permit for proposed new duplex at 33 Prospect Street.

Isaac Graves, owner of 33 Prospect Street turned in the mail receipts and green cards to Mr. Martin. Mr. Graves explained he would like to put up a duplex in the land adjacent to his home. He does not have any building plans etc. He is going through this process to figure out if it is even doable.

Public Comment:

Marcus Olson asked if Mr. Graves had any idea of what size building he was going to put up or any dimensions at all. Chairman O'Connor explained that this is a special permit and size of the building is not part of this permit.

Brian Tripp stated he has a lot of questions some of which have already been asked. He also wants to know about parking because Multifamily indicates more than 1 vehicle. He feels there will be more questions depending on what is proposed to be built.

Brian Tripp – parking issues will there be a garage – multi family more than 1 vehicle - have had parking issues on prospect street in the past. Lot of questions and issues depending on what is going to be built.

Garrett Deutermann is also looking for information. He also stated that the area is fairly recognized as a historic district. The neighborhood aesthetic is single family house and should be taking into consideration.

There were no other comments.

Chairman O'Connor explained the process. This is an application to have a multifamily on a piece of property. Multifamily equates to more than 1 family. This falls under a special permit. A ruling will likely be made at the next Planning and Zoning meeting and if it is approved then the details will need to be hashed out with building plans etc.

Mr. Jacquier moved to close the public hearing. Mr. Schneider seconded the motion. Motion carried.

Hearing closed at 7:10pm

Respectfully submitted,

Ayrslea A Odell

Recording Secretary