



*Town of North Canaan
100 Pease Street
North Canaan CT 06018
Planning and Zoning Commission
October 13, 2026*

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

Chairman O'Connor called the meeting to order at 7:01pm seating Alternate Whiting for Dalton Jacquier member.

Opening remarks: Chairman O'Connor stated that while he has cancelled a couple meetings for lack of an agenda he does not like to cancel two in a row.

Mr. Schneider moved to approve the minutes of the August meeting. Mr. Whiting seconded the motion. Motion carried.

ZEO Report: Mr. Martin sent the information to all members via email and read them into record.

Old Business: The regulations will be a line item every month so that the board continues to look at them and can discuss any questions, thoughts, or concerns.

New Business:

Special permit application for Amanda Levesque, 107 East Canaan Road, for cottage industry. She would like to make jams and jellies to sell at vendor events. She is starting with planning and zoning and has started the process with the State as well. This needs to go before a public hearing. **Mr. Brown moved to hold a public hearing on November 9 at 7:00pm. Mr. Whiting seconded the motion. Motion carried.**

Riga Construction parking at 61 Railroad Street. ZEO Martin explained that they would like to put up a medical facility there. In order to do that they need 20 parking spaces. They went before Inland Wetlands and they approved the structure plan but there was no parking in that approval. Riga requested that they be allowed to assign 20 parking spots in the municipal parking lot to the structure. The town attorney stated that they cannot be assigned spots, but they can use 20 spots within 300 ft of the structure. ZEO explained this meets the requirements. Mr. Martin read the response from the town attorney. Mr. Martin has a plan and it meets all setbacks. By using municipal parking lot there is no issue with

the wetlands. There were no questions from the board. Chairman O'Connor stated that the board has no issue with this plan.

Data Centers and Battery Storage Systems: These were brought up a couple meetings ago. Chairman O'Connor feels these need a lot of research and study. **Chairman O'Connor moved to set a public hearing immediately following the first public hearing on November 9. Mr. Schneider seconded the motion. Motion carried.**

Public comment none

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

Meeting adjourned at 7:17pm

Respectfully submitted,

Ayrslea A Odell

Recording Secretary