

Town of North Canaan
Planning and Zoning Commission
October 12, 2021
Regular Meeting

Present: Chairman Steve Allyn, Dan Adam, Dalton Jacquier, Mike O'Connor, Joe Cieslowski, Pete Brown

Quorum established

Mr. O'Connor made a motion to approve the minutes from the September 13 meeting. Mr. Jacquier seconded the motion. Motion approved.

Administrative actions:

33 Old Turnpike Road application from the Lemon Properties for an add on deck. Torrington Area Health and Wetlands have both approved. Plans are included. **Mr. O'Connor made a motion to have the chairman sign off on permit. Mr. Brown seconded the motion. Motion was approved.** Permit # 879-21

33 Sodom Road – Ron Hirsch previously approved. Information for property read into record by Chairman. He would like all members to review it. Mr. O'Connor said in the past most of the property has been dug out for gravel. Wetlands has signed off on the application. **Mr. O'Connor made a motion to have the chairman sign off with no restrictions.** Cheryl Duntz requested clarification regarding the indication of the original house to a store. Mr. O'Connor stated they will have to come back to the commission at that time. Dan made a motion to table this for further down list so that the rest of the commission can review it. There was a discussion of appropriate motions. Commission continued to review information. Cheryl stated 2 buildings have not yet been approved by Torrington Area Health only the single family home. **Mr. Jacquier seconded the original motion made by Mr. O'Connor. Motion was approved.** For the single family home.

42 Moses Mead Rd. – 30 x 30 garage and 30x15 barn – personal use on their property. Torrington Area Health and Wetlands sign offs received. **Mr. Brown made a motion to accep the permit. Mr. O'Connor seconded the motion. Motion approved.** 880-2 permit number

40 High Street – 10x20 deck with overhang. Has appropriate sign offs. **Mr. Jacquier made a motion to have the chairman sign off on the application. Mr. Brown seconded the motion. Motion approved.** . 881-2

Chairman received an email with questions about airport – forwarded email to commission – 547 west main street airport. Billy Segalla is here presenting preliminary information to the commission. 2 additional hangers proposal. Billy explained the proposal to the commission. Discussion of existing septic system and new system. Everything is all preliminary because new owner is changing the house. Not looking to break ground until next year. Wait until have final plans and have all of sign offs. The chariman started a file for them including emails.

535 Ashley Falls Rd. John Considine - original application for storage building. Chairman stated Mr. Considine should take new application back and the commission will keep old application that was

approved by Ron Hirsch and go thru with what he approved for storage building. Any changes Mr. Considine wishes to make in the future come back for change of use. Mr. O'Connor clarified the location of the building. Has setbacks on building. Mr. Considine would like to make ½ upstairs offices and has agreed to get appropriate permits to do so. Commission stated he has to come back for change of use – get on agenda fill out application for change of use at building officials office. He will get on agenda come in next month. 837-20 permit number signed by Ron Hirsch. Need plot plan and show what you are doing on the site. # of employees relative to parking spaces and customer parking spaces, etc. On town water and sewer. Regulations reviewed with commission and Mr. Considine. Mr. Considine will drop it off ahead of time for review so commission is prepared for the meeting. New application null and void because there was an existing one.

Jesse Bunce building a new house – request to Steve – last house on West Main before Massachusetts. Torrington Area Health approval, inland wetland sign off, plans presented to commission. Explanation of plans to the commission. Commission received application and check. **Mr. Brown made a motion to accept the application. Mr. O'Connor seconded the motion. Motion was approved.**

Sand Road site meeting to review the Lode Star project. The Chairman would like to see the berm removed at the end of the project. Mr. O'Connor started the discussion regarding the siting council and the jurisdiction of the town and planning and zoning board. Cheryl Duntz stated that Ron Hirsch did do a zoning permit for the Lode Star project on Sand Road and the town approved the building permit. There were no conditions on the approval. Chairman would like nothing signed off until the project is completed or do application with conditions. Mr. O'Connor said we just want to make sure things are done correctly going forward.

Chairman heard from a Ms. Gallagher, but has gotten nothing else. Had a conversation with David Moore of the old Ford farm and explained he needed to come before the commission for a commercial/retail store on the location. Chairman has an email from Wendy Eichamn regarding a property with 2 house but has not seen anything further. 54 Barlow Street received an environmental land use restriction. 38 Lower Road had a modification for the installation of a generator.

Mr. Adam stated that there is a sign with led lights on lower rd. Doesn't have to be on at night. Could be put on timer. Mr. O'Connor will contact board of selectmen. Missy was at meeting and noted this.

A complaint was received from Margaret Sharpely of 9 Lawrence Avenue regarding chickens/roosters from 7 Lawrence Avenue coming on to her property and being destructive. Currently there are no regulations for chickens/roosters on the books however animals should be kept on their own property. There are state regulations.

127/129 Church Street possible action: Information received by adjacent properties. Look at special permit regulations. Mr. O'Connor stated unfortunately for the applicant from reading the regulations the special permit does not meet any of the causes in the regulations. Mr. O'Connor read into record Article 8. Mr. O'Connor is not comfortable granting the special permit. There needs to be a timeline whether grant or deny the special permit. Detrimental things pointed out need to be corrected. **Chairman Allyn made a motion to deny the application of 127/129 Church Street contractor establishment citing special article 8 special permit section c, #2, #3 and #5 with one month to cleanup the site required to return to residential appearance. Mr. Brown seconded the motion. Motion was approved.**

Public Comment:

None

Any other business proper to come before. Mr. O'Connor brought up that there are no regulations in place for marijuana dispensaries, etc. and suggests that members think about the issue and be prepared next month for a discussion on a possible moratorium. Public comment Kim Bunce has information and works with State and she will share with the commission the regulations. It is not agricultural. Massachusetts regulations are quite different from Connecticut. She suggests putting a moratorium in place for at least 12 months to allow the town time to make decisions. Mr. O'Connor will draft a moratorium for the next meeting. We do not need a public meeting to put a moratorium in place.

Mike – any work done by Ron Hirsch – the attorney stated it is for our use.

Next Meeting November 9

Motion made to adjourn. Motion seconded. Motion approved.

Meeting adjourned 8:29pm

Respectfully submitted,

Ayrslea A Odell

Recording Secretary