

Town of North Canaan
Planning and Zoning Commission
February 14, 2022

Present: Tim Abbott, Peter Brown, Mike O'Connor, Dalton Jacquier, ZEO George Martin, Alternate Cooper Brown was seated to establish a quorum.

Chairman Abbott called the meeting to order at 7:00pm

Chairman Abbott stated that alternates can always participate in the meetings but can only vote if they are seated by the chairman.

Chairman Abbott extended an invite to speak to the board to Janelle Mullen a planner at NW COG and learned she is transitioning out of the COG and becoming an independent consultant. She is happy to come and speak to the board at next month's meeting. COG does not have a replacement yet.

Minutes from last month: Mr. Martin indicated a correction to his report in the minutes the address should have read 33 Old Turnpike not 30. **Mr. O'Connor made a motion to approve the minutes with the amendment. Mr. Peter Brown seconded the motion. Motion was approved.**

Zoning Enforcement Officer report: Mr. Martin sent out the report ahead of time to all members of the board. Report was read into record. Mr. Martin signed off on two permits. He received a permit application without a check from Triumph Airfield. He met with Billy Segalla to get a better understanding of what was happening at the airport. Mr. Segalla supplied blueprints and layouts to comply with the application. Mr. Martin does not see any issues to prevent this from going forward. 127/129 Church Street follow up included a certified letter sent and received by the property owner on January 19 with no response. Mr. Martin contacted the town attorney for further instruction and was advised to send another certified letter with his recommendations which was done February 10. Mr. Martin along with animal control officer Lindsay Burr spoke with the State regarding the roaming chicken issue on Lawrence Ave. The State indicated the town has no recourse as it does not have any regulations in place for such things. Although it would be nice for the owners to contain them, it is on the complainant to put up a fence to keep them out of their yard. 379 Norfolk Road construction without any permits.

Regarding the Triumph airfield Chairman Abbott thanked Mr. Martin for educating himself on what the activities. What is being proposed does not require a special permit. The applicant did go to the Housatonic River Commission and will abide by the recommended 50ft setback for the hangar. There was a question regarding a private landing strip in an R/A Zone. Because it is not a commercial airfield it would not need federal approval. Mr. Martin does not know if there is an FAA regulation for a private airfield as the question was presented as commercial. Mr. Martin does not feel this project needs to come before the commission. Mr. O'Connor believes that a private airfield still needs to be registered with the FAA. Mr. Martin stated they are waiting on the letter from Housatonic River Commission and the payment. The permits are for this year a new housing unit will be erected and the old one torn down, in addition another hangar/garage on the north side will be added as well as another hangar/garage on the south side next year to accommodate a larger airplane. The Board is ok with Mr. Martin proceeding.

127/129 Church Street – Mr. Martin met with the town attorney who instructed him on next steps. The certified letter sent specified a daily penalty rate imposed. Authorization for this was given to him by the First Selectman. There was a brief discussion. The amount is accruing. The next step is to advise them they not responded and then it would go to the attorneys and court.

Animal control issue: Chickens have a right to roam unless a town regulates it otherwise. Perhaps it would be appropriate to discuss this at a workshop as long as we don't start over regulating things. The board requested that Mr. Martin follow up with the complainant.

379 Norfolk Road: Construction was done with no permits. The building department became aware of this construction thru the assessor's office. The building official visited the property and determined a long list of things that were not handled correctly. Chairman Abbott suggested that the violation complaint be recorded with the deed to ensure it would be picked up by a title search. Discussion ensued regarding what if anything would need to be acted on by the board. The building official has detailed reports. The realtor has been notified. The homeowner was informed to contact Torrington Area Health. Mr. Martin will speak with town attorney regarding the suggestion for the deed.

Mr. O'Connor made a motion to accept the ZEO report as read. Mr. Jacquier seconded the motion. Motion was approved.

Old Business:

Workshops: discussion ensued about setting date and what to discuss (chickens and cannabis). **Mr. Jacquier made a motion to set the first workshop date as March 28 at 7:00pm. Mr. Peter Brown seconded the motion. Motion was approved.**

Cannabis discussion: lot of towns around us are imposing their own moratoriums. We will discuss at workshop. The chairman cautioned that the members try not to prejudice themselves before a regulation is created.

New Business: none

Other business: none

Public comment: Sue Boults 137 Church Street – thank you to the commission for hard work.

Maria Bonnetti: 121 Church Street questioned what the daily fine amount is. It is set for \$150 per day and as of the 12th totaled over \$3100.

Mr. Cooper Brown made a motion to adjourn. Mr. Peter Brown seconded the motion. Motion was approved.

Meeting adjourned at 7:49pm

Respectfully submitted,

Ayrslea A Odell

Recording Secretary