

Town of North Canaan
Planning and Zoning Board
March 14, 2022
Regular Meeting 7:00pm

Present: Peter Brown, Doug Humes, Mike O'Connor, Dalton Jacquier

Peter Brown called meeting to order at 7:00pm and seated alternate Jesse Bunce for Tim Abbott

Mr. O'Connor made a motion to approve the minutes from February. Mr. Bunce seconded the motion. Motion was approved.

Zoning Enforcement Officer report: George Martin read into record his report. He issued a permit for the airport to move forward with their plans. 235 East Canaan Rd permit issued to replace trailer that was on premises. 126 Church St compliance letter done after field inspection. 127 Church St issue. State Marshall delivered papers to owner and returned their packet today to Mr. Martin. There was a discussion of penalties which have started at \$150 per day beginning on the day they received the information from the marshall. There is an opportunity for that to be waived or reduced. Additional time for compliance can be received only if the ZEO deems that substantial progress has been made after the 30 days are concluded. Mr. O'Connor suggested that the ZEO consider actual expenses incurred by the town be paid by the owner and not be waived. 425 Ashley Falls Rd owner had a discussion with Mr. Martin regarding a possible addition. There have been several phone calls regarding different properties and how they are zoned. Mr. Martin reviewed a beginning plot plan for Sharon Farm Market and in his opinion, it appears to be a larger commercial endeavor which is not allowed in that zone. The owner is proposing a 7000 sq. ft building and Mr. Martin suggested the owners present before the commission. An email was received from Ms. Miller from the FOI commission regarding a complaint against the First Selectman and the Planning/Zoning Board regarding a request for hours of operation for Specialty Minerals. Mr. Martin explained the complaint and what has been happening with it. The Town Attorney has been informed of the complaint.

Old Business: The commission will hold a workshop on March 28 at 7:00pm. The public may come and observe. The commission will be looking at cannabis at the workshop. The next regular meeting is April 11.

New Business: none

Other business: Mr. O'Connor stated he gave some information regarding animal regulations from other towns to Mr. Martin to review. Mr. Martin will review other towns. The regulations given are specific to that town and we would have to tailor our regulations to suit the town needs.

Public Comment: Sue Boults questioned when do abutting neighbors get information that their neighbor is proposing something. The Commission explained that only a special permit would generate a public hearing which would notify neighbors. Ms. Boults also informed the commission she would pass on to Mr. Martin the link for the Ct/. Gov information on zoning for animals. Mr. Martin will forward to the board.

Mr. Humes made a motion to adjourn the meeting. Mr. Bunce seconded the motion. Motion was approved.

Meeting adjourned 7:32pm.

Respectfully submitted,

Ayrslea A Odell

Recording Secretary