## Town of North Canaan

## Planning and Zoning

## Regular Meeting

## May 9, 2022 7:00pm

Present: Chairman Tim Abbott, Doug Humes, Mike O’Connor, Peter Brown, Dalton Jacquier, George Martin ZEO, alternates not seated Ed Capowich, Jesse Bunce

Chairman Abbott called the meeting to order at 7:01pm and established a quorum

Chairman stated that although the board was not able to comment on remarks during the public hearing the board will be speaking about the subject during this meeting.

**Mr. O’Connor made a motion to approve the minutes of the previous meeting. Mr. Humes seconded the motion. Motion was approved.**

Zoning Enforcement Officer Report: The report was sent to the commission members and read into record by George Martin ZEO. 127/129 Church Street – Mr. Martin had a conversation just prior to the meeting and has the next steps. The steps being 2 items that he needs to complete before sending everything to the town attorney and eventually going to court. Chairman Abbott commended Mr. Martin for the follow thru on the difficulties with 127/129 Church Street properties.

Old Business:

Chairman Abbott stated that the public hearing was an opportunity for the board to hear some resident’s feelings/opinions in regard to the moratorium. Although the board could not respond during that hearing, items that were brought up will be useful. The State regulations that govern are available online as a summary posted on the town’s website. The board has requested that the Selectmen put a referendum question on the November ballot with the language prescribed by law. Mr. Capowich wondered if wording for the referendum could be changed. It cannot – it is very specific legal language. Chairman Abbott hopes that everyone in town will start doing self-education and awareness on the topic. Chairman Abbott explained that the board is also educating themselves, including having a consultant come and speak to the board in March. **Mr. O’Connor made a motion to table the action on the moratorium until the next meeting to ensure a 6-month time frame would encompass the November election. Mr. Jacquier seconded the motion. Motion was approved. There were no opposed and no abstentions.**

127/129 church street – moving forward with necessary steps before it gets turned over to the attorney. Selectmen have already backed the board about going to court. Once that happens it is out of our hands and should come off our agenda.

New Business:

John Considine purchased the former Raynard and Peirce building and has had no luck in renting the second floor for commercial purposes. Because the town has a housing shortage, he would like to convert the second floor into 2 apartments. He wants to be sure that he knows what is needed from him to apply correctly for this. A multi-family space is done by special permit. He understands that some things would be addressed by the fire marshal and building official. Per the board it is necessary to go to a public hearing for a special permit, no exceptions. Once the board receives the application, they can set the public hearing date and then after the public hearing they have a set time period in which to act on the application.

Mr. Considine also purchased the former Episcopal church in town and plans on making a restaurant. He wants to make sure that it is a permitted use and Mr. Martin agreed it is and all he needs is a change of use form filled out alone with the standard permitting process completed.

Mr. Considine will get on the agenda for next month’s meeting.

Other business appropriate to come before the board: none

Public comment: Lyle Kloke stated that he continues to have issues with Little Wing LLC and their property at 50 Barlow Street, alleging that the resolution of issues never occurred and items that were supposed to halt never stopped. He states they are misusing the property. Using the small office as a machine shop with high frequency tools. A dumpster has been put directly behind his garage. He is considering legal action at this point. Chairman Abbott thanked him for the information.

**Mr. Jacquier made a motion to adjourn. Mr. Humes seconded the motion. Motion was approved.**

Meeting adjourned at 7:29pm

Respectfully submitted,

Ayrslea A Odell

Recording Secretary