

Town of North Canaan
July 11, 2022
Planning and Zoning Board
Regular Meeting

Present: Chairman Tim Abbott, Mike O'Connor, Dalton Jacquier, Jesse Bunce, Cooper Brown, Ed Capowich, George Martin ZEO

Chairman Abbott seated alternates – Jessie Bunce and Cooper Brown for absence of members Peter Brown and Douglas Humes

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

Chairman Abbott stated that the next few months will be busy for the commission. There are proposals coming up that may need to go to public hearings and a couple of items that will need to go to workshops. He is suggesting holding off on workshops until September possibly 2 weeks after the regular meeting. There have been several legislative changes that have occurred, and Janelle Mullen has put together information to be shared with the members and that could be discussed at a workshop. We will also need a workshop discussion on cannabis establishments after last month's 8-month moratorium being put in place.

Chairman Abbott had one correction from last month's meeting minutes. His last name was spelled incorrectly. **Mr. Jacquier made a motion to approve the minutes with the correction. Mr. Brown seconded the motion. Motion was approved.**

ZEO Report: George Martin read into record. The report was sent via email to all members. 127/129 Church Street – everything has gone to the town attorney for failure to comply and a lien has been placed on the property. Chairman Abbott stated that George has been really good at addressing things in a timely fashion and trying to make information clearer. A form was created for complaints and is on the website. The Board requested he send it to them. **Mr. O'Connor made a motion to accept the ZEO report. Mr. Bunce seconded the motion. Motion was approved.**

Old Business: 127/129 Church Street. As previously stated, the town attorney has been given everything and along with violation money, daily fines are accruing. A certified letter has been sent and received by the homeowner. This now moves off of the Planning and Zoning plate and no longer needs to be on the agenda. George can just put updates in his ZEO report.

New business:

George Johanneson from Allied Engineering presented information on a potential large development project on property at the corner of Honey Hill. There is a total of 114 acres and the proposal is for 51 homes. This would be a condominium type. There would be a homeowner's association. The plan is to have sewage treatment pumps in 2 places on the land which would then pump to the town treatment plant. There are 3 houses with frontage on Honey Hill the rest would be within the property. There is public water throughout. They have flagged wetlands along the river but will not be near that. There would be a club house and walking trails throughout the property. If the septic plan does not work, they would do individual septic tanks. They are just bringing this forth to let the commission know what is being looked at. Chairman Abbott stated that because of his association with the River Commission if this comes before the commission for permitting, he will need to recuse himself. Mr. Johanneson understands. They are only putting about half of the amount of housing on the property as they could do with a standard layout. They are trying to save as much of the natural resources as possible. Chairman Abbott stated that the inner and outer corridor intersects with a lot of the property. There were no prior subdivisions found. There was an old private road which was abandoned. There was a discussion regarding the purchaser of the property. The owners would own their homes and the association would own the property. It would be similar to Lion's Head. Mr. O'Connor voiced concerns over the

salability of the homes and remarked about the properties on West Main Street which did not sell. This is not going to be a 55 and older community. The homes would be phased in a few at a time. The homeowner's association will own and maintain the roads. There will be more details as the projects gets closer to application.

Mountainside presented to commission a proposal for a special permit for creating 3 offices on the Southeast corner of a building where a stone patio is because due to covid they had to convert 3 clinical offices to telehealth offices. Matt Freund signed off on Inland wetlands and Bill Minacci was ok for fire district. Chairman Abbott stated that because of the zone they have to have special permit. The commission would be open to seeing a bundle work plan from them so that they didn't have to come back every month or so. They will look into that. This proposal doesn't impact parking or lighting. **Mr. O'Connor made a motion to hold a public hearing at 7:00pm August 8, 2022. Mr. Jacquier seconded the motion. Motion approved.**

Jocelyn Ayer presented the Draft North Canaan affordable housing plan. The plan is on the town website. The group would like feedback from as many residents and business owners as possible. Ms. Ayer explained why the draft is being created and the process of creation and how the steering committee made the decisions that were put in the plan. Chairman Abbott discussed the regulations and how this could affect them. This is a 5 year plan and the committee does not expect things to be done right away but some items should not be put off for too long. Chairman Abbott suggested the zoning board give feedback in September. Ms. Ayer proposed sooner as the final plan is due and she needs time to make edits. The commission will have feedback after the August meeting. There was a discussion regarding the 10% housing threshold put in place by the State. North Canaan does not quite meet it. There are consequences when not meeting that 10%.

Other Business appropriate to come before the board: Mr. O'Connor is researching cannabis and grow facilities. He questioned the 3% tax. After discussion it was deemed 3% of gross sales. Right now, they are proposing growth indoors – it is not an agricultural product grown outside. This would have to be in industrial zones. Sales would be allowed in Central Zone with special permit. We will have to look hard at the regulations and get specific at workshops for this. Special permits would allow the board to put restrictions on.

Public Comments: Sue Boults of Church Street does not want a cannabis grow facility near her home. She will be interested to see how the proposed housing project proceeds.

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

Meeting adjourned at 8:10pm

Respectfully submitted,

Ayrslea A Odell

Recording Secretary

TOWN OF NORTH CANAAN

PLANNING AND ZONING COMMISSION

Office of the ZEO

TOWN HALL 100 PEASE STREET

NORTH CANAAN, CONNECTICUT 06018

(860) 824-7313

July 11, 2022 Report to Commission

Review of proposed work and applications by phone, emails and in person

Materials sent to Attorney for legal action on 127-129 Church St.

Lien placed on property for fines.

Permits issued

2 Change of use

5 Railroad Street-office to retail space

520 West Main Street garage to home and deck addition

1 Swimming Pool 22 Margaret Lane

1 Storage Building 360 Norfolk Road

1 New home and garage 41 Ryan Ave, with contingencies

Field inspection after complaint received.

Found no action necessary as no violation of set-backs found by actual measure.

Field inspect for compliance at 424 Ashley Falls Road – Passed

Contacted property owner after complaint of material's being stored.

Follow up next week, drive by indicates some clean-up has been done.

Filed quarterly report to DEEP as required.