

Town of North Canaan
Planning and Zoning
October 11, 2022
Public Hearing

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

Alternate Cooper Brown, Alternate Jesse Bunce ZEO George Martin

Chairman Abbott continued the public hearing at 7:00 pm from the September hearing. No alternates were seated as a full quorum of members was recognized.

Continuation of application for 96 Main Street. ZEO Martin stated he has a completed application and received all of the green cards and everything is in order. He explained the project to date.

Public comments: none

Mr. O'Connor made a motion to close the public hearing. Mr. Brown seconded the motion. Motion carried.

Public hearing closed at 7:05pm

Respectfully submitted,

Ayrslea A Odell

Recording Secretary

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

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

Alternate Cooper Brown, Alternate Jesse Bunce ZEO George Martin

Chairman Abbott called the regular meeting to order at 7:05pm

Chairman Abbott began with opening remarks:

Alternate Ed Capowich has submitted his resignation from the board for personal reasons. The board will begin to seek an appropriate candidate.

There was a workshop at the end of September that the members that were present began to review the items in the zoning regulations which Janelle Mullen reviewed and made suggestions for, because of recent legislative changes. The board has until January to make the changes.

Although it was the hope and expectation to have a referendum ballot question for next month's elections on cannabis, the Secretary of State informed the town that it received the request too late and thus cannot occur. It would be a large expense to hold a separate referendum. Chairman met with the selectmen and they suggested holding a special hearing on December 7 for the town. They strongly encouraged getting a lot of information out to the residents for review. They also suggested doing a paper ballot at the meeting rather than just verbal. Mr. O'Connor is against a written vote and that it would be misrepresenting what the board can actually do at that discussion. It can be written or public comments but not ballots. The moratorium doesn't end until February. It will be a special public hearing of the planning and zoning board not a town meeting. Mr. Brown suggested advertising it a lot.

Mr. O'Connor made a motion to approve the August meeting minutes. Mr. Jacquier seconded the motion. Motion carried.

Mr. O'Connor made a motion to approve the September hearing minutes. Mr. Jacquier seconded the motion. Motion carried.

ZEO reports for September and October read into record by ZEO George Martin (attached below). **Mr. Jacquier moved to accept the reports. Mr. Brown seconded the motion. Motion carried.**

Chairman Abbott questioned Mr. Martin about continuing education. He is not certain that the COG seminar can go towards it but he did put it in log book.

Mr. O'Connor made a motion to move the application for 96 Main Street from old business to new business as this is where it should be. Mr. Brown seconded the motion. Motion carried.

Old Business:

Community Health and Wellness: Joanne Borduas presented the board with updated maps and building information. They are here to request a 1 year extension from the commission. The building is

proposed as a 2 story building instead a one story due to setbacks and wetlands. There will be behavioral health services, a group room (which will be extended for use by the public as well), primary medical services and chiropractor services. There is not dental included as this did not appear to be a priority in the community. The driveway plans were just approved by DOT and are in the file with the ZEO. The group room will be open to community for events and not planning on a charge for it. They are hoping to break ground by December 1 weather permitting as they are currently going thru the bidding process. Mr. Martin explained that they have to get the extension from the board, then once they secure a building permit the zoning permits would follow that. Mr. O'Connor mentioned that items such as lighting, building heights, driveway access, drainage will need to be looked at.

Mr. O'Connor made a motion to extend a 1 year extension for the project. Mr. Jacquier seconded the motion. Motion carried.

There was a discussion of the workshop for cannabis. **Chairman Abbott made a motion to hold a special hearing for the public December 7 at 7:00pm. Mr. O'Connor seconded the motion. Motion was approved.**

New Business:

Discussion and possible action 96 Main Street. Mr. O'Connor stated that what is being proposed is good for the town, it meets all the requirements, the building has access to the appropriate amount of parking. **Mr. O'Connor made a motion to approve the application for 96 Main Street. Mr. Jacquier seconded the motion. Motion was approved.**

Other business: none

Public comments: none

Mr. Humes made a motion to adjourn. Mr. Brown seconded the motion. Motion carried.

Meeting adjourned at 7:44pm

Respectfully submitted,

Ayrslea A Odell

Recording Secretary



TOWN OF NORTH CANAAN
PLANNING AND ZONING COMMISSION

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NORTH CANAAN, CONNECTICUT 06018
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October 11, 2022 Report to Commission

Review of proposed work and applications by phone, emails and in person
along with site visits

Permits issued

15 College Hill for Deck repair and enlargement

11 East Main St for White Box work

79 Clayton Road for a Garage

10 East Main for change of use to office space

96 Main St for Sign Permit

Awaiting TAHD approval

3 Deely Rd for storage shed -

Review of plot plans and proposed work at 96 Main St

Review of plot plans for possible storage warehouse on Grace Way

Review of proposed work at Mountainside Maintenance building

Attended workshop on regulation review with P and Z Commission

Attended presentation by NHCOG for topics for land use

Follow up to complaint of possible improper use of property.

Respectfully Submitted

George Martin
ZEO