

Town of North Canaan  
Planning and Zoning  
Regular Meeting  
December 12, 2022

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

Alternate Cooper Brown, Alternate Jesse Bunce, ZEO George Martin

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

Quorum established, alternate not seated as voting member.

Opening remarks: Chairman Abbott requested that the board make a motion to add a 3<sup>rd</sup> item under new business regarding the sale of property on Tone Drive. **Mr. Brown made a motion to add the item under new business. Mr. Jacquier seconded the motion. Motion approved.**

Chairman Abbott thanked everyone for their hard work in the last 12 months. It has been an honor and pleasure to be part of the group.

**Mr. O'Connor moved to approve the minutes from the last meeting. Mr. Brown seconded the motion. Motion was approved.**

ZEO report was sent via email to board members – read into record. Mike drainage question- George doing an email tomorrow regarding it. **Mr. Humes moved to accept the report. Mr. Brown seconded the motion. Motion approved.**

Old business:

Cannabis workshop was held here 2 weeks ago. Some residents were in attendance. There was good discussions. Mr. Brown received really good feedback regarding the chairman's information and the monetary information brought forth by Mr. O'Connor. There is still a lot of talk on Facebook. People think it is going to save us on taxes but it is not. Mr. Brown suggested engaging on Facebook, but the suggestion was met with resistance as members believe there should be no engagement on social media. The town website has the link to State information and that is updated all of the time. Residents should read the state statute. Facebook is a way for people to not engage physically – don't show up in person. The conversation that night was very good cordial. Chairman made a suggestion to continue the moratorium into December next year so that a referendum could be done in November. **Chairman Abbott made a motion to add under new business the discussion of extending the moratorium. Mr. Brown seconded the motion. Motion approved.**

Proposed regulation changes. Chairman made changes which came from Janelle Mullen suggestions, State statutes, and the previous workshop. Some items need to be dealt with by January. Green highlights are additions/changes and red highlights are omissions. Chairman would like to have public hearing next month for people to come and have ability to speak on them. There was a discussion of the fee schedule changes which would have to go to town meeting. Town meeting is in January. The Zoning Board of Appeals may also be bringing changes as well but they have not met this month yet. **Mr. O'Connor made a motion to bring the fee schedule changes to the Selectmen to be brought to a town meeting in January. Mr. Jacquier seconded the motion. Motion was approved.**

Mr. O'Connor would like hard copies available to the members to review not just the pdf file that was emailed to them. Discussion of a printer. The board agreed to review these by December 22 and engage in an email dialogue regarding the other changes. These would have to be acted on in January. **The Chairman moved to set a public hearing date for January 17 2023. Mr. O'Connor seconded the motion. Motion was approved.**

New Business:

Election of officers - Mr. Brown feels like the commission has worked well this past year. **Mr. Brown made a motion to keep the slate of officers as they currently are – Tim Abbott Chairman, Peter Brown Vice Chairman, Doug Humes Secretary. Mr. Jacquier seconded the motion. Motion approved.**

**Chairman Abbott moved to approve the following meeting dates for 2023. Mr. O'Connor seconded the motion was approved.**

January -17  
February13  
March 13  
April 10  
May 8  
June 12  
July 10  
Aug 14  
Sept 11  
October 10  
November 13  
December 11

Selectman representative Cheryl Duntz – the property at 1 Tone Drive is being sold by the town and there is a state statute that the board must approve such sale of properties. This property is a 9.54 acre parcel which was acquired by the town due to auction from back taxes. There is a buyer. There was a discussion of the property. **Mr. Humes made a motion to approve the sale of the property at 1 Tone Drive. Mr. O'Connor seconded the motion. Motion was approved unanimously.**

Other business as appropriate: none

Public Comment: Cheryl Duntz stated that there is a requirement for special permits that the permit must be filed with the Town Clerk so that it is attached to the property. She is not sure this has been happening consistently in the past and would like to figure out a process going forward. Discussion of what is done and the process. There was a suggestion that the ZEO not sign off until proof is shown. ZEO suggested that it be filed with the town clerk and proof be given prior to the building permit being given. A form can be created for that. Cheryl was in agreement with this process.

**Mr. O'Connor made a motion to close the meeting. Mr. Brown seconded the motion. Motion approved.**

Respectfully submitted,

Ayrslea A Odell

Recording Secretary