



Town of North Canaan  
Planning and Zoning  
February 12, 2024

Present: Chairman Tim Abbott, Peter Brown, Mike O'Connor, Doug Humes, Dalton Jacquier, Alternates: Jesse Bunce, Kathy Ducillo, Walt Schneider, Cooper Brown, ZEO George Martin

Chairman Abbott called the meeting to order at 7:00pm. Chairman established a quorum and no alternates were seated.

Opening remarks: Mr. Martin received a submission today for a subdivision. Because it was received within 24 hours and the agenda was already set, it can be accepted but will not be discussed at the meeting. It will be on next month's agenda. Chairman Abbott will recuse himself from this topic.

**Mr. O'Connor moved to accept the minutes from the previous meeting. Mr. Jacquier seconded the motion. Motion approved.**

ZEO Report: Mr. Martin sent it to all members and read the report into record. Mr. O'Connor asked how the Make it Happen Mondays were going. Mr. Martin stated that he has had people come into the office and some are driven by it.

Mining permits update: Segalla's is on hold. Minteq is looking to be on board in March, but they have not confirmed. He met with Allyndale. 2 letters were sent out to the companies who had not gotten original letters and they are gathering information. Everyone else that needed a second letter has been sent one.

Cannabis regulations: the meeting 2 weeks ago concluded with the need for some slight modifications which have been done and forwarded to everyone on the commission and posted online. 2 items that need to be discussed are the cap on square footage for a micro grower – 10,000 sq ft vs 15,000 sq ft. and also when looking at the central business zone and applying buffers it leaves a very small commercial area for retail business. A zoning overlay area could be done in the central business zone in relation to retail businesses. Chairman Abbott explained the overlay zone. A discussion ensued regarding the overlay zone. The regulations also now address the possibility of an individual having both a micro grower and a grower license in the industrial area. Mr. O'Connor explained his reasoning for wanting to cap the square footage to 10,000 and Chairman Abbott explained why he drafted it at 15,000. **Mr. O'Connor made a motion to cap it at 10,000 sq. ft. No one seconded the motion. Motion failed. Mr. Brown made a motion to cap at 15,000. Mr. Jacquier seconded the motion. Motion passed in a 3 to 1 vote with the chairman not voting.**

Discussion regarding the overlay zone amendment ensued. **Mr. Humes made a motion to accept the overlay zone. Mr. Brown seconded the motion. Motion carried. Chairman Abbott moved to set a public hearing for next month for the text change. Mr. O'Connor seconded the motion. Motion carried.** Public hearing will be at March meeting.

New Business: none

No other business to come before the commission.

Public comment: none

**Mr. Jacquier moved to adjourn the meeting. Mr. Humes seconded the motion. Motion carried.**

Meeting adjourned at 7:18pm

Respectfully submitted,

Ayrslea A Odell  
Recording Secretary