Town of North Canaan
Planning and Zoning Commission
March 11, 2024
Regular Meeting

Present: Tim Abbott, Dalton Jacquier, Peter Brown, Mike O’Connor, Cooper Brown alternate, Jesse Bunce Alternate, Kathy Ducillo alternate, George Martin ZEO.

Chairman Abbott called the meeting to order at 7:03pm

Cooper Brown was seated for the public hearing and will continue to be seated in the regular meeting.

Chairman Abbott opening remarks: in advance of item 7 the subdivision, the chairman will recuse himself. Chairman stated for the record that this is not a professional conflict because of his job, he recuses himself for personal reasons.

Minutes from the last meeting: Due to issues receiving the minutes Mr. O’Connor and Mr. Jacquier will abstain from the vote. Mr. Peter Brown moved to accept the minutes. Mr. Cooper Brown seconded the motion. Motion approved.

ZEO Report: Mr. Martin distributed his report to the commission members and read it into record.

Cannabis Regulations: Mr. Peter Brown moved to accept the cannabis regulations as written. Mr. Jacquier seconded the motion. Motion approved. The appropriate State agencies need to be notified and proper notice needs to be put into the newspaper.

Special Permit Application: 178 Lower Road for accessory apartment. Owner presented before the commission. Chairman Abbott moved to bring the special permit to a public hearing prior to the regular meeting next month April 8 at 7:00pm. Mr. Jacquier seconded the motion. Motion approved.

Special Permit Application 141 Canaan Valley Road for accessory apartment. Owner presented before the commission. Chairman Abbott moved to bring the special permit to a public hearing as the second item on the hearing agenda prior to the regular meeting next month April 8 at 7:00pm. Mr. O’Connor seconded the motion. Motion approved.

Segalla Sand and Gravel special application for mining: There was a brief discussion on what the next few years look like for them. The ZEO stated the application is complete. Chairman Abbott moved to have the application brought to the public hearing as the 3rd item of business at the hearing on April 8 7:00pm. Mr. O’Connor seconded the motion. Motion approved. Mr. Jacquier abstained from the vote.

Honey Hill Subdivision: Chairman Abbott recused himself for this discussion. Peter Brown took control of the meeting. Mr. Brown acknowledged the application was accepted February 12. George Johannsen
from Allied Engineering presented before the commission. He gave a general overview of the changes to the plan. There is a 300 ft conservation easement along the river. The road design has been modified to comply with the zoning regulations. Plans are in for approvals and they should have them for the next meeting. The Inland Wetlands Board approved the application. The area of 300 ft conservation easement is flagged and no work will be done within that area. The State archeologist walked the property and wrote a letter stating there was no concern because they are not excavating along the river. Mr. Johannsen does not currently have the letter in hand but will get it. There was a discussion regarding the road. Highland Lane will be brought up to date as well but would stay private. Ultimately the subdivision road would become a town road. The commission would like to have the approval of the selectmen for that item prior to any work being done. Mr. Johannsen will speak with Selectman Ohler regarding this as it is not normally done that way. He will get all of the paperwork to the ZEO.

Mr. Peter Brown moved to hold a special public hearing on April 22 at 7:00pm for the Honey Hill Subdivision. Mr. O’Connor seconded the motion. Motion carried.

Chairman Abbott returned.

Other Business appropriate to come before the commission. None

Public Comment: Chairman Abbott recused himself for the comments on the subdivision. Brian Tripp has continued concerns about Highland Lane even though it would be private the town would still have to travel it to get to the subdivision road. Caroline Webster shared concerns about the traffic on Honey Hill Rd. increasing and the possible issues with that. Brian Tripp stated that things have already been done within the 300 ft conservation easement area including a walking trail, brush cleared and invasives cleared so it has already been disrupted.

Chairman returned. No further public comment heard.

Mr. Jacquier moved to adjourn. Mr. O’Connor seconded the motion. Motion carried.

Meeting adjourned at 7:34pm

Respectfully Submitted,

Ayrslea A Odell

Recording Secretary