Town of North Canaan
Planning and Zoning
Public Hearing
April 22, 2024

Present: Vice Chairman Peter Brown, Dalton Jacquier, Alternate Jesse Bunce, Alternate Walt Schneider, Alternate Kathy Ducillo, ZEO George Martin

Vice Chairman Brown called the meeting to order at 7:00pm and seated the alternates.

The applicant requested that all original letters, correspondences, etc. be brought forward to go with this current application. George Johannesen from Allied Engineering presented the certified mail green cards along with the approval from the Inland Wetlands Commission to the Vice Chairman.

Vice Chairman Brown read the Inland Wetlands approval into the record. Nothing new has been received.

Mr. Johannesen of Allied Engineering and representing Honey Hill Development LLC presented the subdivision plan. There will be no construction in any flood plain. There will be 20 individual lots. The road will be constructed to town standards and will be taken over by the town. The properties will be serviced by Aquarion Water and Eversource Electric. Each home will have a private septic system. The current presentation shows 5-bedroom homes, one per lot for example only. The architect plans were submitted but are not part of the approval. The approval is only for the development of the lots and the road. The idea is to not have each home look alike, but also to not have a hodge podge look. They are trying to save as many trees as possible and leaving the area as natural as possible. There is no proposal for sidewalks along the road. The road will be 26ft wide. A walking trail along the river is proposed for homeowners and adjacent property owners will be eligible for a license to use the trail. There will be an HOA. There will be fire hydrants every 500 ft along the road. There was a meeting with the neighbors prior to the previous public hearings and there were comments, letters, questions received, and he would like to respond to these. There has been no further information from the initial engineer and were told it could be another 2 weeks. There will be a 300 ft conservation easement along the river and no disturbance in it. Each lot will own a piece of the easement, but the easement will be deeded to a land use group. The trail will just be a brush cleared walk- no cement or anything else put down on it. They have agreed to pave Highland Lane all the way up to the...
town road with no curbing because there is no curbing on the beginning of Highland Lane. None of the poles need to be removed and they are not encroaching on anyone’s property. Mr. Johannesen responded to all previously received correspondence into record. Letters are available at the town hall. The previous application was withdrawn and then it was resubmitted to the Inland Wetlands to follow correct regulations. Highland Lane is on private property and will have a maintenance agreement with the homeowner’s association.

Vice Chairman Brown requested that the commission receive the changes with the deed to have on record. There was a discussion regarding the timing of this public hearing and the next meeting. The hope is everything will be in by then. He encouraged the commission members to review everything before the next meeting. Mr. Bunce moved to continue the public hearing to May 13 at 7:00pm before the regular meeting. Mr. Jacquier seconded the motion. Motion carried.

Public Comment:

Sue Boults presented the commission with paper information and spoke into record her opposition to the project.

Tom Zettestrom spoke into record with his questions and concerns about the project. He also thanked the applicant for making some changes.

Roberta Green spoke into record questioning Eversource’s access to their power lines.

Julia Rogers of the HVA spoke into record regarding the conservation easement.

Heath Paine spoke into record regarding Highland Lane and his concerns about loss of property, and invasion of privacy.

Brian Tripp spoke into record regarding his concerns about Highland Lane and ensuring that residents will still be able to access their properties and that emergency services will still have access if needed during construction.

Joseph Pecora spoke into record about his concerns regarding Highland Lane and suggested using Peet Road instead.

Anne Dekker spoke into record regarding her questions and concerns with the project.

Tina Gomez spoke into record regarding her concerns about Highland Lane.

Caroline Webster spoke into record her concerns about increased traffic on the road.

A question was asked about the value of the lots and the price to build.
Gordon Whitbeck spoke into record regarding easement restrictions.

Emily Bottum spoke into record regarding concerns about Highland Lane.

Mr. Johannesen stated he would respond to as many questions, comments, and concerns as he can, but some he has to review for next meeting. They will look into the possibility of using Peet Road instead of Highland Lane. There will not be any docks allowed. He explained Eversource access. They do not have any firm costs yet. He addressed the easement questions. They do have an agreement with the Gomez family. He will have more answers regarding Highland Lane at the next meeting.

Vice Chairman Brown expressed that it was nice to see so many residents engaged and that they were a nice respectful crowd.

**Mr. Bunce motioned to adjourn. Mr. Jacquier seconded the motion. Motion carried.**

Hearing adjourned at 8:4pm.

Respectfully submitted,

Ayrslea A Odell

Recording Secretary