Town of North Canaan
Planning and Zoning
May 13, 2024
Regular Meeting

Present: Peter Brown, Mike O’Connor, Doug Humes, Alternate Jesse Bunce, Alternate Walt Schneider

Chairman called the meeting to order at 7:30pm. Alternates Bunce and Schneider seated.

Mr. Bunce more to approve the minutes. Mr. Schneider seconded the motion. Motion carried.

ZEO Martin read his report into record. Members received this report via email prior to the meeting.

River Woods Subdivision - Mr. O’Connor encouraged all members to get a copy of the Housatonic River Commission’s plan as it could impact this project. There was a discussion of the 100ft upland review area.

New Business:

Anne Dekker 15 Honey Hill is applying for a special permit for a bed and breakfast. She presented the board with her proposal. Mr. Martin stated that the application is complete. This needs to come before a public hearing. Mr. Bunce moved to set a public hearing for June 10, 2024, immediately following the other public hearing that night. Mr. O’Connor seconded the motion. Motion carried.

AEA text amendment - AEA has submitted a letter to modify the subdivision regulations to appease the concerns of the neighbors to allow a longer cul de sac than is allowed in regulations and to increase the number of lots. Brian Tripp requested to speak into record regarding this cul de sac and stated that this is not to appease neighbors, but to make sure the project meets the zoning requirements. The amendment will require a public hearing. Mr. Brown moved to hold a public hearing for the text amendment on May 30, 2024 at 7:00pm. Mr. Schneider seconded the motion. Motion carried.
Public Comment: Christian Allyn spoke about the Housatonic River Commission has received the wild and scenic designation which qualifies 600ft of the Housatonic as well as a portion of the Blackberry.

Mr. Bunce moved to close the meeting. Mr. Humes seconded the motion. Motion carried.

Meeting adjourned at 7:42pm

Respectfully submitted,

Ayrslea A Odell

Recording Secretary