

Planning & Zoning Meeting on 06/08/2020 from 7:00pm to 9:16pm

Recording Secretary: Lindsay Standhart

Present: Steven Allyn, Michael O'Connor, Peter Brown, and Joe Cieslowski

Absent: Frank Montagna, and Dan Adam

Steven Allyn called the meeting to order.

Members of the commission present were Steven Allyn, Michael O'Connor, Pete Brown and Joe Cieslowski.

Review & Amend Minutes of March 9th, 2020:

A motion was made by Michael O'Connor to move and accept the minutes of March 9th, 2020. Peter Brown seconded the motion.

Other Business Proper to come before the Commission:

Kirt Mayand- Lodestar Energy, solar project. "North Canaan Solar". This land is on 100 Sand Road in North Canaan. This would be a 10 acre plot of solar panels with a storm water basin for drainage per CT regulations. There will be no change of grade, and minimal tree removing. No erosion to the area only during construction. These panels are 78 inches long to 8.5 to 10 high. Temporary access would be on Ryan Ave and Sand Road for construction. Discussion with the neighbors have been made and they need to get approval from the citing counsel for the project. The Building and electrical permit will be local.

Paul staly- "Farm to Table" bed and breakfast on Emmons Lane in Canaan. This would be an owner occupy business that will have 5 rooms for guests serving breakfast, lunch and dinner. They would welcome small functions and would do small seminars and cooking classes. They would do "limited amounts of farming." (Vegetables and Fruits). They plan on having 25 seats to dine with dining areas on the porch, main floor, and lower floor. They were advised by the committee that this would be a special permit and could apply before owning the property. They must have discussions with the neighbors, put in their application and then have a public hearing.

There was a request of Sally Green for Other Business, Joe Cieslowski motioned the request and Peter Brown Seconded the motion.

Sally Green – Questions about Metcalf Asphalt Plant. She questioned if there was an official approval with stamp. The commission advised her that the court order was the map and application being approved and stamped. Next question was, "What permits are needed for the town?" She was advised that the Building Department, State of CT DEP, Fire Marshall and Torrington Area Health would all need to be contacted for different reasons, for the buildings planned on property, and air quality issues. It would need to go through wetlands, building department and then zoning. Steve Allyn is to talk to Selectman Perotti and town attorney to work with planning and zoning on this matter and about the ZEO.

Administrative Actions:

819-20 Permit is on 32 Sand Road, Constructing a screened porch off of house and a front patio. This was approved by the commission via web.

820-20 Permit is on 259 West Main Street is for an above ground pool (52 inches high). This was approved by the commission via web.

821-20 Permit is on 150 Granite Rd for a 10x16 deck with roof over the top. This was over an existing slab. This was approved by the commission via web.

There were complaints about the greenway on Granger Lane. The commission came to an agreement to have the owner give information as to what was going on and then have zoning decide.

Peter Stanton on Deeley Road wants to put a kitchen in his basement to make it another apartment for the disabled. The commission advised he would need a permit and would need to have him come to the next meeting and put on the agenda for other business to decide. May go from two family to three family.

There was also a letter to the commission from the Town of Sheffield on April 8th, 2020 from Robert Sprague. The complaint was article XIX on earth excavations. There were no new applications for a sand and gravel business and the other businesses currently running are grandfathered in. Michael O'Connor looked up in Article 19, Section 18 the grandfathered rights are transferable. This information is readily available in the Town Clerks office.

Complaint on 54 Barlow Street from Attorney's office Reid & Ridge on Environmental Land Use Restriction. The letter informed the activities that could and could not be done on the property. This is to go to the town attorney to be reviewed, filed with the town clerk and a copy should be on land records and property owner's deed.

There was no new business at this time.

Old Business:

Boarding House Moratorium is allowed in zones with special permits and the moratorium/ boarding houses should be specific and individual complaints for the commission will act on them.

There was no public comment at this time.

Peter Brown motions to adjourn the meeting

Joe Cieslowski seconds the motion.

Ending the meeting at 9:16 pm.