

Town of North Canaan  
Planning and Zoning Commission  
Public Hearing  
February 10, 2020

Present: Steve Allyn, Chairman; Dan Adam, Peter Brown, Mike O'Connor, Joe Cieslowski

Call to order: 7:00pm

**Mr. Adam made a motion to amend the agenda to move item #4 to the first spot and items 1,2,3 to follow. Mr. Cieslowski seconded the motion. The motion was approved. Chairman voted yes.**

Public hearing for a moratorium on Boarding houses

Chairman Allyn read into record the following conditions for the public hearing:

- The Chairman shall enter any exhibits or written communication into the public record before public comment.
- All individuals commenting must state their legal first and last name and residential address.
- All comments are to be limited to the Boarding House Moratorium
- All comments are to be directed through the Chairman
- There will be a three-minute time limit for each resident of member of the public to voice their comment
- The commission will not answer or reply to any questions.
- The commission may ask through the Chairman for clarity of a comment or statement for better understanding.

Chairman Allyn read into record the public notice and proposed regulation. Entered into the public record the following exhibits.

- Letter from Janet Newman
- Letter from robin Beaujon
- Signed Petition
- Agenda from Planning and Zoning meeting November 12, 2019
- Minutes from Planning and Zoning meeting November 12, 2019
- Northwest Hills COG Referral Response
- Ad Republican American January 28, 2020
- Ad Republican American February 5, 2020
- Proposed regulations moratorium on Boarding houses
- Notice of Public hearing 2/10/20
- North Canaan regulations July 5, 1999 thru May 2019 revisions
- The Plan of Development and Conservation

Public Comment: The following individuals spoke on record during the public hearing

- Joseph Quattrocchi, 45 Barlow Street (owner of properties on Barlow Street, East Main Street, Orchard Street
- Al Gould, Granite Avenue
- David Beaujon, 110 Granite Avenue

- Stephanie Grant, 13 Quinn Street
- John Vilette, 169 Granite Avenue Ext.
- Debbie Fogle, 73 Granite Avenue
- Avery Patel, 16 Main Street Salisbury CT
- Fred Baldwin, 155 Granite Avenue Extension
- Dan Smith, Canaan

Mr. Adam addressed the audience stating that this is not about any particular group of people. This hearing is regarding the boarding house regulation across the board.

Mr. Cieslowski and Chairman Allyn had a brief discussion regarding proper board etiquette for moratoriums. Mr. O'Connor addressed the public and stated that he did research with the State of CT and their public acts and he encourages residents to do their own research as there is a lot of information including different building departments etc. There are other government agencies that have information too.

**Mr. Adam made a motion to adjourn public hearing. Mr. Cieslowski seconded the motion. Chairman interjected to introduce the members seated for the board. Motion was approved. Chairman abstained.**

Public Hearing adjourned 7:46pm

Respectfully submitted,

Ayrslea A Odell  
Recording Secretary

5 minute break taken before regular meeting commencing

Town of North Canaan  
Planning and Zoning Commission  
Regular Meeting  
February 10, 2020

Regular meeting 7:51pm

Members present: Steve Allyn Chairman, Dan Adam, Peter Brown, Mike O'Connor, Joe Cieslowski  
(alternate seated as voting member)

**Mr. O'Connor made a motion to accept the minutes from January 13, 2020 meeting. Mr. Brown seconded the motion. Motion was approved. Chairman abstained.**

New Business: possible action on boarding house moratorium: Mr. O'Connor stated at this point in time he feels it would be prudent to do more research and think about what was heard. He does not believe it would be a wise decision shortly after public hearing to call for a vote. Commission would have to pass the moratorium to have 6 months to review. Mr. Adam and Chairman Allyn are in agreement with Mr. O'Connor. **Mr. Adam made a motion to table the discussion to the next regularly scheduled meeting on March 9 2020 at 7:00pm. Mr. Cieslowski seconded the motion. Motion was approved.**

Old Business: 50 Barlow Street - Greg Karcheski – There has been no contact from him. It was discussed that there is no longer a need for it to stay on agenda. **Mr. Adam made a motion to take the item off of the agenda. Mr. Cieslowski seconded the motion. Motion approved. Chairman abstained.**

Administrative Actions: Application for a pole barn on 176 Lower Road. Application received with a check for the \$110 fee along with plans from Jesse Bunce. This is an after affect application to make it correct as the old barn was torn down and new one reconstructed. Mr. Bunce got a building permit, got wetlands ok, and Torrington area health sign off before he realized that he needed a zoning application. Mr. Bunce indicated that he was not told originally that he needed a zoning permit. The new barn is larger than the original. Original building permit is from 2016. Mr. Bunce indicated that the barn is for personal storage use. There is nothing on the original building permit to indicate an enlargement, however there are blueprints in the original documents with the enlargement information. Application number 815-20 dated 2/10/2020 with check number 1890 to record. Commission signed application during meeting. **Mr. Brown made a motion to accept the application. Mr. Adam seconded the motion. Motion was approved. Chairman abstained.**

Paul Griffin, 150 Granite Avenue presented the commission with an application for addition to the back of his house. Application number 816-20 with fee check 3265 in the amount of \$110 and blueprints to record. **Mr. Adam made a motion to accept the application. Mr. O'Connor seconded the motion. Motion approved. Chairman abstained.**

Correspondence: Chairman Allyn read into record a letter of formal complaint against Justin Ralph, received by the Selectmen February 3, 2020 from the North Canaan Congregational Church. The building officials office received in it's zoning box information regarding a cabin on property with no permit in place. Pictures of the cabin. All put into record. Chairman Allyn read into record a letter of

response from the law office of Kevin Nelligan representing Justin Ralph in regards to the complaints. Mr. Jesse Bunce read into record his statement of rebuttal to the letter. Shirley McCallan addressed the commission with her concerns. Gary Salamon spoke to the commission regarding drainage issue. Mr. Ralph spoke regarding the drainage issues. Chairman Allyn stated that the commission will need to meet with the Selectman and Town Attorney in regards to the issues that they have jurisdiction over. The Right of Way issue is a civil matter and the water discharge should go the Inland Wetlands commission. If the property in question has an expanded use in regards to the shop it would be a zoning issue.

Any other business proper to come before commission: Commission is searching for a new recording secretary as tonight is Ayrslea Odell's final meeting. Chairman Allyn's daughter is interested in the position. Natalie Allyn introduced herself to the commission and the public and stated her interest for the record. Chairman stated if anyone else is interested they should contact the town. He will meet with the Selectmen to run an ad for the position. Mr. Adam thanked Ayrslea for her time on behalf of the commission.

Correspondence: Email received by all members of the commission regarding the outside mechanicals at 8-14 Church Street. Discussion regarding the proximity to the next door residence of the tanks. There is a possibility this should fall back on the building official and fire marshal. Cheryl Duntz stated they both looked at this and the building official is asking if a zoning permit is required. It depends on the setback and if the mechanics are encroaching on them. The Commission will request a plot plan. If it shows within 10 feet it is considered out of compliance. Commission asked Cheryl Duntz if there are any other permits left unattended could she let the commission know so that they can be resolved.

Chairman Allyn also spoke with Bob Norton about propane tanks locations at Bonsal America. They have been informed that a zoning application is needed.

**Mr. Adam made a motion to adjourn the meeting. Mr. Cieslowski seconded the motion. Motion was approved.**

Meeting adjourned 9:10pm

Respectfully submitted,

Ayrslea A Odell  
Recording Secretary