

Town of North Canaan  
Planning and Zoning  
January 13, 2020

Present: Steve Allyn – Chairman, Dan Adam, Peter Brown, Mike O’Connor, Dan Santorso, Joe Cieslowski

1. Call to order: 7:00 pm
2. Chairman Allyn seated Joe Cieslowski as voting member tonight.
3. **Mr. Adam made a motion to accept the minutes from last month’s meeting with a correction that the Brown property should be a simple lot line adjustment and not a subdivision. Mr. Cieslowski seconded the motion. Motion was approved.**
4. Public Comment:
  - a. Chairman Allyn stated that the public hearing scheduled for tonight was cancelled due to an error in wording at the last meeting.
  - b. Attorney Nelligan requested that he be allowed to speak to the commission regarding a letter he sent about property at 68 East Main Street. Suggested he speak during the Zoning administrative session.
5. Other business proper to bring before the commission:
  - a. Chairman Allyn stated that the letter regarding Richard Bunce excavating was dated the 6<sup>th</sup> but the approval date was the 9<sup>th</sup>. **Mr. O’Connor made a motion to amend the letter to reflect the proper date of the approval December 9, 2019. Mr. Brown seconded the motion. Motion was approved.**
  - b. The commission received a letter from the Ct siting council made out to zeo office, addressed to Selectman Perotti regarding Cingular Wireless notice of intent to modify equipment at 36 Lower Road.
  - c. Regulations updates on amendments that the commission acted on and approved in 2019. Chairman Allyn sent them out for the commission to review and will leave this item on the agenda until it is resolved.
  - d. Chairman Allyn read into record a complaint received regarding a business being run by Justin Ralph on his property. The commission discussed how to proceed with the complaint. Attorney Nelligan suggested that the commission allow him to look into this and give the commission a written response prior to the next meeting by email. Chairman Allyn asked him to send it to the Selectman’s Office to be forwarded on.
6. Administrative Actions
  - a. Attorney Kevin Nelligan had sent a letter regarding the Community Health and Wellness to the commission. They are proposing opening a site in Canaan (currently their sites include Torrington and Winsted). They are interested in a property at 68 East Main Street. They are looking to receive clarification that this business would be allowed at that address under the professional offices section of the regulations. Mr. Adam stated he would be hesitant to advise or not advise on whether or not they should go forward

without a permit. Attorney Nelligan said he was approaching the commission in their capacity as the Zoning Enforcement Officer, but he will advise his client that it was suggested that an application be done and entered to zoning so that the commission can review and act appropriately.

- b. Chairman Allyn spoke with Phil Ghi December 14 after he submitted a permit for a projected sign. The completed application with fee \$110 was given to the commission. The sign regulation was read into record by Chairman Allyn. Setback is the key thing because of the State Highway. Chairman Allyn assigned permit #814-20 to application. Check number 16971. Owner of the building is Ben Wohlfert 21 Railroad Street. Contractor Ghi Sign Service. **Mr. Cieslowski made a motion to approve the application. Mr. O'Connor seconded the motion. Motion was approved and commission signatures were put on the application.**
  - c. Chris Tippler from Great Falls Brewery spoke to the commission regarding the brewery being in a zone which prohibits manufacturing. He would like to put a permit application in with the assumption it will be denied and then he could go to the Zoning Board of Appeals. The application would go in this week. Mr. Adam suggested that he refer back to minutes at the time of the approved application as he believes manufacturing was discussed.
7. Old Business: Chairman Allyn received a letter December 3 from Wendy Eichman regarding 50 Barlow Street application. He has since not heard anything back from them.
  8. Set a public hearing moratorium on board houses—: Mr. O'Connor explained that for a public hearing a quorum is sufficient but for any action there needs to be at least 5 seated members. Mr. Adam wants to make sure the commission proceeds with the guidance of the town attorney. **Mr. Adam made a motion to set a public hearing as read for the February 10, 2020 meeting. Discussion ensued regarding public notification information. Mr. Cieslowski seconded the motion. Motion was approved.**
  9. ZEO Report: see above
  10. Adjournment: **Mr. Brown made a motion to adjourn the meeting. Mr. Cieslowski seconded the motion. Motion was approved.**

Meeting adjourned at 7:52pm

Respectfully submitted,

Ayrslea A Odell  
Recording Secretary