



*Town of North Canaan*  
*Zoning Board of Appeals*  
*August 26, 2025*  
*Special Meeting*

Present: Chairman Brian Allyn Sr., John Jacquier, Matt Freund, Sally Green

Chairman Allyn called the meeting to order at 7:02pm

**Mr. Freund moved to approve the minutes from the last meeting. Mr. Jacquier seconded the motion. Motion carried.**

New Business:

Application from Gary Rovelto for dividing the property at 133 Railroad Street. Mr. Rovelto presented it before the board and explained the history of the property. He bought the property in 1999 and it was mixed use property at that point. It is 2 buildings on the property. He met with zoning back in 2002 and inquired about dividing the property at that point when it fit the criteria. He did not do anything further with it. Now that zoning regulations have changed, the property is non-conforming to be divided. Mr. Rovelto researched the history back to the 40's.

Mr. Freund does not have an issue with this as he feels it is technically 2 properties. It is zoned Central Business. Mr. Jacquier inquired about the driveway and parking. The board agrees it is cleaner to make them entirely separate. There was a discussion of moving or adding a driveway. Moving a driveway would involve the state. This board just needs to decide if there is a hardship that entitles Mr. Rovelto to a variance to divide the property. **Mr. Freund moved to approve the variance to split the property.** Ms. Green asked if this sets a precedence for future property divisions. The other board members do not think it is setting a precedent as it is merely dividing a property. There is no construction. **Mr. Jacquier seconded the motion. No further discussion. Motion carried.**

There was a comment on the zoom chat from Cheryl Duntz of the Building Office that this is not a subdivision.

The board stated to Mr. Rovelto that how he divides the property and deals with the driveway/parking is up to him.

There was nothing further to come before the board.

**Mr. Jacquier moved to adjourn. Mr. Freund seconded the motion. Motion carried.**

Meeting adjourned at 7:25pm.

Respectfully submitted,

Ayrslea A Odell

Recording Secretary