



Town of North Canaan
Zoning Board of Appeals
October 28, 2025
Special Meeting

Present: Chairman Brian Allyn, John Jacquier, Sally Green, Matt Freund, Scott Zinke- via zoom

Chairman Allyn called the meeting to order at 7:10pm

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

Old Business: 133 Railroad Street – request for a variance for table 2, minimum driveway setback. Mr. Rovelto presented sketches and explained the situation to the board. With the 2 entrances it does not allow for the 10ft setback from the new property line the way it has been drawn. Mr. Rovelto has a potential buyer and is just trying to get the parcel split done. The board reviewed the map and sketches. There was a discussion of adjusting the property line. Mr. Rovelto agreed that would be a better option than a variance. He also spoke with the State and there is an option to move the driveway with a permit. After further review and discussion there were 3 options given to Mr. Rovelto which did not include a variance. The variance would be last resort if none of the other options work. There was a discussion regarding the regulations and it is stated that parking lot is included in the 10 ft setback regulation. When a final survey is done Mr. Rovelto will send it in for the file.

Discussion regarding the annual meeting date. The board agreed to hold the annual meeting at the next meeting date of November 19 at 7:00pm.

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

Respectfully submitted

Ayrslea A Odell

Recording Secretary