Town of North Canaan
Zoning Board of Appeals
April 24, 2024

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

Chairman called the meeting to order at 7:18pm and established quorum.

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

Mr. Jacquier moved to amend the agenda to add 29 East Main St. Mr. Freund seconded the motion. Motion carried.

1. 203 West Main Street. ZEO Martin requested to make a statement. Mr. Martin made an error in that the application was a special permit application and should have gone through the planning and zoning board instead of him denying it. He read it as a regular application instead of a special permit app. Mr. Karcheski got a survey and added it to the information. He handed in letters of support from his neighbors to the board. Mr. Karcheski explained that the house in front and one in back exists. They would like to put in 2 apartments into the back one. Mr. Martin explained that there is a difference between planning and zoning and the fire marshal for multi family being either 2 or 3 apartments. Mr. Karcheski felt there still needed to be some clarification and since the process was already started he decided to go through it. This is a pre-existing, non-conforming lot. The setbacks were added after it was built. Mr. Karcheski explained that he feels he is in compliance with the applicable regulations. The Board reviewed the regulations, discussed Article 11 Section F and agreed it conforms to the regulations. Mr. Zinke moved to approve the application. Mr. Freund seconded the motion. The motion was approved.

2. 29 East Main Street: The applicant gave a brief overview of the project. He has cleaned up the property. The new building plans have a 3 bay garage and he is looking to add an apartment upstairs as well as downstairs. The lot size is .55 acres. The issue that is being faced is not enough lot space for 2 apartments. He meets the requirements for 1 apartment, but is short footage for an additional one. Parking spaces are not an issue. The board looked at the property and were in agreement that the hardship does not meet the criteria. The board did suggest that the
applicant could go to the Planning and Zoning Board and try to get the regulations changed as far as lot size. **Mr. Freund moved to deny the special permit for this application.** Mr. Zinke seconded the motion. Motion carried.

3. There was no further business to come before the board.

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

Meeting adjourned at 7:52pm

Respectfully submitted,

Ayrslea A Odell

Recording Secretary