

PLANNING & ZONING COMMISSION, Town of Canaan
Falls Village Town Hall, 108 Main Street, Falls Village, CT
Regular Meeting Minutes
Wednesday, October 28, 2009

Present: Fred Laser, Chairman, Mike O'Neil, Zoning Enforcement Officer, and Regular Members, Tom Scott, Alice Macchi Greg Bidou, Jody Bronson, Ruth Skovron and Alternate Member, Greg Marlowe (sitting in for Regular Member, Stephen Koshland).

Absent: Regular Members, Alison Orr-Andrawes and Stephen Koshland and Alternate Member, Vincent Inconiglios

Also Present: Attorney Amy Schuchat on behalf of Music Mountain Inc. (w/client).

Regular Meeting called to order at 7:05.m. by Chairman, Fred Laser.

AGENDA:

1. New Business

a. Review request for Zoning Regulation Amendment to Section 2.6.D.2b.i, Interior Lot for Single Family Dwelling, Colby Engineering, LLC (continuation from Public hearing held 9/23/09): Pursuant to a request by the P&Z Commission, Chairman Laser read a letter of opinion from Judith Dixon, Dixon & Brooks (Town Counsel), dated October 28, 2009. Following discussion, the following motion was made: **MOTION by Scott, seconded by Bidou that the proposed amendment to the Zoning Regulation Section 2.6.D.2b.i, Interior Lot for Single Family Dwelling as proposed by Martin J. Connor, AICP dated June 22, 2009 is denied; unanimously approved by individual vote (of Macchi, Skovron, Scott, Bidou and Laser).** (Bronson abstained from the vote due to his absence at the 9/23/09 Public Hearing and Regular Meeting. Note, Skovron was also absent at the 9/23/09 Public Hearing and Regular Meeting but Skovron listened to the tape of said Public Hearing.)

b. Review request for proposed Liquor Permit Zoning Compliance letter for Music Mountain Inc., Music Mtn Road: Pursuant to a request by the P&Z Commission, Chairman Laser read a letter of opinion from Judith Dixon, Dixon & Brooks (Town Counsel), dated October 28, 2009. Discussion by Commission regarding issuance of letter of compliance, including discussion regarding Special Permit process and if process is applicable. Following review of Regulation 2.2 15, the Commission decided, by consensus, as follows: (1) the Special Permit process was applicable; (2) to set a public hearing date of November 18, 2009 at 6:30 p.m.; and further, 2 publications would be made prior to the hearing.

2. Approval of Minutes

a. Approval of Minutes, P&Z September Regular Meeting held September 23, 2009. **MOTION made by Scott, seconded by Marlowe it was moved to accept, as presented, the minutes of the P&Z September Regular Meeting held on September 23, 2009; unanimous.** (Bronson and Skovron abstained from the vote due to their absence at the 9/23/09 Regular Meeting.)

b. Approval of Minutes, P&Z Public Hearing held September 23, 2009. **MOTION made by Scott, seconded by Bidou it was moved to accept, as presented, the minutes of the P&Z Public Hearing held on September 23, 2009; unanimous.** (Bronson and Skovron abstained from the vote due to their absence at the 9/23/09 Public Hearing.)

3. ZEO Report (October 28, 2009) by Michael O'Neil. Copy attached:

Chairman Laser read O'Neil's report to the Commission. Following brief discussion, the **ZEO Report (10/28/09) by Mike O'Neil was ACCEPTED.**

4. Correspondence and Public Comments: N/A
5. Old Business: zoning amendments; to be discussed at the next regular meeting.
6. Any other business to properly come before the Commission: N/A.

There being no further business, Scott moved, Bidou seconded, to adjourn the meeting. Unanimous.

7. Adjournment. Regular Meeting adjourned at 7:53 p.m. by Chairman, Fred Laser.

Respectfully submitted, Alice Macchi, Recording Secretary.

For November:

Public Hearing – November 18, 2009 @ 6:30 p.m.

Regular Meeting: November 18, 2009 @ 7:00 p.m.