

Canterbury Planning & Zoning Commission
Thursday, November 10, 2022- 7:00 p.m.
Canterbury Municipal Building, 1 Municipal Drive/Zoom

MINUTES

I. Call to Order

Z. Maderia called the meeting to order at 7:06 p.m.

II. Roll Call

Members present: B. Maderia, R. Hegan, C. Kent, C. Johnson, S. Trudeau (zoom), M. Bruneaux (zoom)

Members/alternates absent: I. Barron, B. Sear, D. Wolford, B. Farland, R. Babcock

Others present: M. Gil, P. Santoro

III. Minutes- October 13, 2022- approved

IV. Public Participation- None

V. Public Hearing

A. Proposed amendments to Section 10.3 Accessory Apartments

Z. Maderia opened the public hearing for proposed amendments to Section 10.3 Accessory Apartments. He noted that the abutting towns were notified. The town of Lisbon Planning & Zoning Commission sent a letter stating the amendments would have no inter-municipal impacts. There were no other comments or input from the public. C. Kent made a motion to close the hearing. R. Hegan seconded the motion and it passed unanimously.

VI. New Business

A. PZ#22-14-SUB, Santoro Associates, Inc., Subdivision, Wauregan Road, Assessor's Map 64, Lot 18

P. Santoro was present at the meeting. The Commission briefly reviewed the plans. C. Kent made a motion to set a public hearing for PZ #22-14 for January 12, 2023, at 7:00 p.m. R. Hegan seconded the motion and it passed unanimously.

VII. Old Business

A. Proposed amendments to Section 10.3 Accessory Apartments

C. Kent made a motion to approve the amendments. R. Hegan seconded the motion. The new regulations would be effective December 1, 2022.

VIII. Any other appropriate business

A. Meeting Dates 2023- The Commission accepted the meeting dates for 2023.

M. Gil stated that the State of Connecticut Department of Transportation agreeable to the Commission and the Board of Selectmen's concern regarding the new maintenance building on Route 14. M. Gil stated they agreed to a brick building, a shallow pitched roof, limited lighting, a retaining wall, and landscaping along the roadside of the building. The DOT would submit a new design for the town to review. The Commission discussed recent complaints regarding ATV activity close to abutting property lines that occurs at all times of the day and night. The members suggested M. Gil bring this to Attorney Branse for

recommendations on how best to address this issue. The members stated they did not wish to infringe on owners' rights to utilize their own property but felt this could be done while being respectful to abutters.

IX. Adjournment

C. Johnson made a motion to adjourn at 7:44 p.m. R. Hegan seconded the motion and it passed unanimously.

Respectfully submitted,

Melissa E. Gil
ZEO