



Town of Canaan

Zoning Board of Appeals Regular Meeting Minutes – **APPROVED**

October 25, 2022

Present: David Cooper
Brian Lossow
Patricia Liddle
Heather O’Grady
Craig Dillon
Spee Braun

Absent: none

Others Present: Jillian Kasow, Zoning Board of Appeals Clerk; Audience: 8

I. Meeting Call to Order

- Chair called the Regular Meeting of the ZBA to order at 6:57 p.m.

II. Minutes Review/Approval

- The minutes of the September 27, 2022 meeting were approved by a motion made by Pat Liddle and seconded by Brian Lossow. The vote carried, as follows:

David Cooper	Abstain (absent last meeting)
Brian Lossow	Aye
Patricia Liddle	Aye
Heather O’Grady	Aye
Craig Dillon	Aye
Spee Braun	Abstain (absent last meeting)

Motion carries.

III. Hearing: Case 2022-04, Zoning Ordinance Variance, Adrian and Elizabeth Zackheim, 96 Shaker Ridge Drive, Tax ID 50.00-02-13 RA2

- Chair reads hearing notice.
- Chair requests whether applicant has anything to add to the file. Applicant responds there are none.
- Applicant states asks contractor to put pool as close to the property line as allowed. Constructor stated compliance plus ten feet. Currently 15 ft closer to the property line than allowed.
- Applicant wished to have the pool away from the house to avoid line of sight from house during the winter, plus the geography favored the location.
- Chair requests whether any comments from the public. There are none.
- Chair may refer to county planning board because project is within 500 feet of state line with Massachusetts. Simple majority of the board can approve or disapprove.

- Applicant provides mail receipts for notices sent to abutters and delivers to Heather O’Grady.
- Craig Dillon moves to close hearing; Pat Liddle seconds. All in favor:

David Cooper	Aye
Brian Lossow	Aye
Patricia Liddle	Aye
Heather O’Grady	Aye
Craig Dillon	Aye
Spee Braun	Aye

- Deliberation:
 - Mitigating factor is homeowner’s association approved the location.
 - Craig Dillon motions to approve as submitted and seconded by Brian Lossow. All in favor:

David Cooper	Aye
Brian Lossow	Aye
Patricia Liddle	Aye
Heather O’Grady	Aye
Craig Dillon	Aye
Spee Braun	Aye

Motion carries. Applicant owes \$25 fee; will deliver to town hall at later date.

IV. Hearing: Case 2022-05, Zoning Ordinance Variance, Appeal Number 2021-02, Bridget Vasquez, 97 Luke Hill Road, Tax ID 50.1-1-34 RA2

- Chair reads notice; applicant provided plans of the proposed garage. Provided copy of letter sent out to abutters.
- Chair requests whether any questions from the board.
 - Pat Liddle: appreciates the formal drawing of the proposed project.
 - Chair: Requesting further clarification of the septic system for the site. Applicant’s representative: holding tank then filtration with a blue light processor.
- Comments:
 - Greg Hickock: Is a neighbor two or three doors down. Most properties in the area have a garage.
- Chair requests whether members have any further questions/comments. There are none.
- Brian Lossow motions to close hearing; Pat Liddle seconds. All in favor.

David Cooper	Aye
Brian Lossow	Aye
Patricia Liddle	Aye
Heather O’Grady	Aye
Craig Dillon	Aye
Spee Braun	Aye

- Deliberation:
 - Brian Lossow: looks like an appropriate use of land area.
 - Craig Dillon concurs.
 - Chair: abutting yard is still protected. The garage will cover the retaining wall which is a good use of a resource that exists.

- iv. Brian Lossow: does the pitch on the roof go along entire retaining wall? Yes. Will drainage go along backside? No.
- v. Pat Liddle: is the driveway going to be gravel or paved and how is runoff addressed? Answer: there are drains from behind retaining wall to gutter and runoff will be tied into there. It will leach as it goes down.
- Brian Lossow motions to approve as submitted and seconded by Craig Dillon. All in favor:

David Cooper	Aye
Brian Lossow	Aye
Patricia Liddle	Aye
Heather O'Grady	Aye
Craig Dillon	Aye
Spee Braun	Aye

Motion carries. Applicant pays \$25 fee in cash and delivers to Heather O'Grady.

- Chair states that decision will be drafted and sent to applicant. CEO will receive a copy as well.

V. Other Business

- Chair requests members to provide information on any courses taken.
- Chair explains that an application before the board that was thought to be languishing has been withdrawn.
- Pat Liddle requests further information about sexual harassment training registration.

VI. Meeting Adjourned

Meeting was adjourned at 7:27pm, motion by Chair and seconded by Brian Lossow, all in favor.

Submitted by Jillian Kasow, Clerk