



Town of Canaan

Planning Board Regular Meeting Minutes
May 19, 2025

Present: J. Pierre Gontier, Chairperson
Jens Braun, Planning Board Member
Brian Lossow, Planning Board Member
Marlene Tuczinski, Planning Board Member
David Birch, Planning Board Member

Absent: Chad Lindberg, Deputy

Others Present: Audience: Ginny Nightingale, Town Liaison; Margaret Norway, Planning Board Clerk; Frederick Haley PLS, Representing Kevin Mullaney and Richard Lamb (Applicants), Kevin Mullaney; and Maggie Drennon, Applicant

I. Meeting (In-Person) Call to Order

Chairman J. Pierre Gontier calls the Regular Meeting of the Planning Board to order at 7:01 PM

II. Minutes Review/Approval

- The minutes of the April 2025 meeting are reviewed and the minutes are approved by a motion made by Chair and seconded by Jens Braun. The vote carries, as follows:

J. Pierre Gontier, Chairman	Aye
Jens Braun	Aye
Brian Lossow	Aye
Marlene Tuczinski	Aye
David Birch	Aye

III. Minor 2 Lot Subdivision: Lands of Kevin Mullaney, 10 Schillings Crossing Road, Case 2025-003, Applicant represented by Frederick Haley PLS (“Applicant”)

- Applicant presents subdivision plan to the Board and explains intention for property line to be moved to the centerline of the road. Lands will be divided into two lots with 5 acres on the improved parcel and the vacant land to contain the remaining 20 acres.
- Brian Lossow inquires if a subdivision for 2 lots is the same for 3 and questions applicant if they want 3 lots.

- Applicant does not want more than 2 lots at this time due to property assessments and tax bills. They state they will come back when necessary.
- David Birch and Jens Braun question if the property line can be placed on the town road, to which Applicant responds yes, due to Town roads being considered easements and that the road itself is controlled by highway law.
- Applicant references the Town of Ghent’s property lines being at the centerline of the roadway.
- Marlene Tuczinski is interested how the proposed lot lines will interfere with the setback requirements.
- Applicant responds the proposed lines do not interfere at this time due to no building permits being on the agenda, and if they were to return with a building plan that the site would still be nonconforming.
- David Birch voices his agreement with Marlene, who states there is an issue of preexisting nonconforming use with respect to the centerline of the road versus a boundary line.
- Discussion regarding the boundary line continues among the Board.
- Chair moves to accept the subdivision plan as presented to the Board. The vote carries, as follows:

J. Pierre Gontier, Chairman	Aye
Jens Braun	Aye
Brian Lossow	Aye
Marlene Tuczinski	Aye
David Birch	Aye

- Chair approves the minor 2 lot subdivision and signs the subdivision plan.

IV. Minor 2 Lot Subdivision: Lands of Richard Lamb, 7 Cunningham Hill Rd, Case 2025-004, Applicant represented by Frederick Haley PLS (“Applicant”)

- Applicant presents the subdivision plan to the Board and explains the request to divide the lot into two lots with the improved parcel containing 13 acres and the vacant parcel containing 8 acres.
- Brian Lossow questions a distance on the map to which the Applicant responds 262 feet (reference L6 on the subdivision map).
- David Birch questions if a PERC test is required, and Applicant responds that it is not required if there are 5 or more acres.
- Chair motions to approve the proposed subdivision and is seconded by David Birch. The vote carries, as follows:

J. Pierre Gontier, Chairman	Aye
Jens Braun	Aye
Brian Lossow	Aye
Marlene Tuczinski	Aye
David Birch	Aye

- Chair signs the subdivision map.
- Kevin Mullaney, Case 2025-003 Applicant, asks the Board if he could put 2 building lots on the 5-acre parcel. Unanimous response from the Board is he would need an area variance issued by the Zoning Board of Appeals.
- Discussion briefly resumes among the Board about the matter of the centerline of the Town Road with regard to Case 2025-003 before concluding and proceeding to the next matter on the agenda.

V. Boundary Line Adjustment: Donald and Marion Lathrop to Margaret Drennon (“Applicant”), 10 Dean Hill Road, Case 2025-005

- Applicant explains to the Board her lot line adjustment and that she is purchasing an acre from her neighbors (Lathrop) and requests to move her property line to include said purchased land, as represented in the Boundary Line Map provided to the Board.
- Brian Lossow asks if there are abutters.
- Applicant explains there is an ongoing matter of ownership regarding an abutting piece of land that is separate and unrelated to the current boundary line adjustment.
- Brian Lossow expresses his concern regarding the ownership of the abutting property.
- David Birch states he does not perceive an issue at present with Applicant’s current request, and there is brief discussion among the Board.
- David Birch motions to approve the boundary line. The vote carries, as follows:

J. Pierre Gontier, Chairman	Aye
Jens Braun	Aye
Brian Lossow	Aye
Marlene Tuczinski	Aye
David Birch	Aye

- Chair signs the boundary line adjustment map.

VI. Meeting Adjourned Meeting is adjourned at 8:03 PM, by motion made by Jens Braun and seconded by Brian Lossow, all in favor.

Minutes submitted by Margaret Norway, Planning Board Clerk