



Town of Canaan

Zoning Board of Appeals Regular Meeting Minutes – August 26, 2025

Present: David Cooper
Heather O’Grady
Patricia Liddle

Absent: Spee Braun, Craig Dillon, Kevin Mulholland

Others Present: Audience: Margaret Norway, Zoning Board of Appeals Clerk; Applicant’s
Representatives: David Levow and Karen Malina; Ginny Nightingale, Town Liaison

I. Meeting Called to Order

- Chair calls the Regular Meeting of the ZBA to order at 7:00 PM.

II. Minutes Review/Approval

- The minutes of the July 2025 meeting are approved by a motion made by Heather and seconded by Patricia. The vote carries, as follows:

David Cooper	Aye
Patricia Liddle	Aye
Heather O’Grady	Aye
Craig Dillon	Absent
Spee Braun	Absent
Kevin Mulholland	Absent

Motion carries.

III. Appeal Case #2025-004, Area Variance to the Zoning Ordinance, Donna and Jeffrey Knight, 54 Queechy Lake Dr, Canaan, Tax ID 50.1-2-10.

- Applicant’s representatives submit a \$25.00 check to the Board, together with an Authorization form, signed by the Applicant, and the Notice to Abutters of the public hearing.
- Chair opens the public hearing and explains to those present that the Applicant wishes to increase the front yard setback for a porch. Chair reads aloud the legal notice that was posted on the Town of Canaan’s website and appeared in the local newspaper.
- Due to the proximity to County Route 30, explains Chair, Applicant required County Planning Board approval, and the County has signed off on the same. The application is a Type 2 action: a variance with a Single Family Residence. There are no noticeable environmental impacts.

There is an endangered bat species identified in this area; however, the applicants will not be affecting bat habitats.

- Comments are open to the public (no one from the public is in attendance).
- Chair inquires if the Board has any questions, to which there are none.
- Being that there are no comments from the public, the Applicants, or the Board, Patricia motions to close the public hearing, seconded by Heather.
- The public hearing is closed at 7:08PM and the Board commences deliberations.
- Chair states that the proposed deck is in the same nature as other homes in the neighborhood and reviews the following line items of the Area Variance Requirements set forth in the Town of Canaan's Zoning Laws:
 - (1) whether an undesirable change will be produced in the character of the neighborhood, or a detriment to nearby properties will be created by the granting of the area variance;
 - The answer from the Board is No.
 - (2) whether the benefit sought by the applicant can be achieved by some method which will be feasible for the applicant to pursue but would not require a variance;
 - Chair states that it is rational and logical to have the porch placed where it is proposed in the application.
 - Patricia questions if the application would need to come before the board if [hypothetically] the porch was cantilevered, and the Chair responds yes.
 - (3) whether the requested area variance is substantial;
 - The Board agrees "No": 2 feet is not a substantial change.
 - (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
 - (5) whether an alleged difficulty is self-created.
 - The Board decides "No" to line items 4 and 5.
- Chair inquires if there are any further comments or discussion needed before a decision is made?
- The Board agrees "No" as long as the Applicants build and follow the dimensions and parameters of the submitted plans.
- Patricia motions to approve the area variance, is seconded by Heather.
- Chair approves the area variance with a unanimous "Aye" vote.

IV. Meeting Adjourned

- Patricia motions to adjourn the meeting and is seconded by Heather.
- The August 2025 Zoning Board of Appeals meeting is closed at 7:18PM with all in favor.

Submitted by Margaret Norway, ZBA Clerk