



Town of Canaan

Planning Board Regular Meeting Minutes
October 20, 2025

Present: J. Pierre Gontier, Chairperson
Chad Lindberg, Deputy
Jens Braun, Planning Board Member
Marlene Tuczinski, Planning Board Member
Brian Lossow, Planning Board Member

Absent: David Birch, Planning Board Member

Others Present: Audience: Margaret Norway, Planning Board Clerk; Frederick Haley PLS,
Representing Robert Rugen; Ginny Nightingale, Town Liaison

I. Meeting (In-Person) Call to Order

Chairman J. Pierre Gontier calls the Regular Meeting of the Planning Board to order at 7:02PM.

II. Boundary Line Adjustment: Lands of Robert Rugen, 91 Frisbee St, Case 2025-009, Applicant represented by Frederick Haley PLS (“Applicant”)

- Chair provides the board with background information about the case regarding the previous Planning Board’s refusal to subdivide because the parcels were not continuous.
- Chair expresses concern about approving the proposed subdivision and will seek advice from Town Attorney, Andrew Howard.
- Fred Haley, “Applicant” approaches and explains the proposed map: Applicant seeks to create a 2 acre lot and a 6.22 acre lot. The 2 acre lot is not contiguous: the proposed connection to the parcels is via the road by a distance of 180 feet.
- Chad states he would like to see more connection between the divided 2 acre parcel.
- Chair states that a driveway permit is required and requests a new map be submitted with the following indicated on the plat: driveway; septic; setbacks; and specific acreage on each piece of the non-contiguous parcel.
- Chair states that what is decided on this proposal will set a precedence for future subdivisions, and the Board enters deliberations.
- At the end of deliberations, Chad motions to deem the application complete; Chair seconds.
- Jen pauses roll call for clarification on the completeness of the application: Applicant will return in November for next month’s meeting and provide a

revised plot plan that shows the driveway, septic, setbacks, and acreage. Meanwhile, the Board will confer with Andrew Howard.

- The vote carries, as follows:

J. Pierre Gontier, Chairman	Aye
Chad Lindberg	Aye
Jens Braun	Aye
Marlene Tuczinski	Aye
Brian Lossow	Aye

III. Boundary Line Adjustment: Lands of Tab and Melissa Eigenbrodt, 99 Cody Lane, Case 2025-008

- Chair initiates an informal discussion with the Board to explain the circumstance of the proposed subdivision. There is in question a conservation easement held by Columbia Land Conservancy. Discussion is brief as the Applicants missed the filing deadline and will return in November for next month's meeting.
- Chair does state the Applicants will need to provide a copy of the deed and any easements and/or right of way's that may exist on the parcel. This information was delivered to the Applicant's prior to tonight's meeting.

IV. Minutes Review/Approval

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

J. Pierre Gontier, Chairman	Aye
Chad Lindberg	Aye
Jens Braun	Aye
Marlene Tuczinski	Aye
Brian Lossow	Abstains

- ### **V. Meeting Adjourned**
- Meeting is adjourned at 7:56 PM, by motion made by Chair with all in favor.

Minutes submitted by Margaret Norway, Planning Board Clerk