



Town of Canaan

Zoning Board of Appeals Regular Meeting Minutes –
June 30, 2026

Present: Craig Dillon- Acting Chair
Heather O’Grady
Kevin Mulholland
Spee Braun
Pat Liddle- Recused until Item #IV.

Absent: David Cooper

Others Present: Brenda Dorato, Zoning Board of Appeals clerk; Audience-2

I. Meeting Called to Order

- Chair called the Regular Meeting of the ZBA to order at 7:01 p.m.

II. Minutes Review/Approval

- The minutes of the May 26, 2026, meeting were approved by a motion made by Heather O’Grady and seconded by Kevin Mulholland. The vote carried, as follows:

Craig Dillon	Aye
Heather O’Grady	Aye
Kevin Mulholland	Aye
Spee Braun	Aye

III. 7:03 pm-Open the Public Hearing, File Number 2026-02: Area Variance in a C1 Zone for David Freberg and Roberto Juarez, 11 Bristol Road, Tax ID 38.-1-32-110 7:08 pm closed the public meeting

- Chairman read the Public Notice.
- Chair asks question on the distance of the stream; it’s agreed no DEC needed.
- Receipts for notice of abutters given to Heather O’Grady.
- Audience member Pat Liddle says that as a neighbor she has no problem with this project.
- Board goes over criteria for Area Variance.
- Craig Dillon makes motion to close hearing; second Heather O’Grady.

IV.

Deliberation

- Heather O’Grady makes motion to approve the Area Variance; Second Kevin Mulholland.

Craig Dillon	Aye
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Heather O’Grady	Aye
Kevin Mulholland	Aye
Spee Braun	Aye
Pat Liddle	Recused

V. 7:14 pm-Open Public Hearing, File Number 2026-03, Jonathan Harty, 13149-1 State Route 22, Canaan, Tax ID 60.-1-34.3, Zone C2 for Special Permit

- No questions from audience and Mr. Harty has no updates.
- Board reviews map that Mr. Harty presented and asks for a new map showing well and septic along with the proposed house.
- Mr. Harty is in the process of getting Planning Board site plan approval.
- Motion Pat Liddle to close hearing; second Spee Braun.

7:18 public hearing closed

Deliberation

- No curb cuts because this isn’t a subdivision and the drive is already established.
- 911 has recognized the address and given it a number.
- Receipts to notice of abutters given to Heather.

Pat Liddle Motion to approve Special Permit with the following conditions: New map showing septic, well and house; subject to Planning Board approval for his site plan; seconded by Heather.

Craig Dillon	Aye
Heather O’Grady	Aye
Kevin Mulholland	Aye
Spee Braun	Aye
Pat Liddle	Aye

VI. Meeting Adjourned

Meeting was adjourned at 7:32 with Motion by Spee and second by Craig Dillon, all in favor.

Respectfully submitted by Brenda Dorato