

DRAFT MINUTES
Regular Hybrid Meeting
Town of Canton
Planning and Zoning Commission
Wednesday, April 15, 2026 at 7:00 pm
Community Center, Room F
40 Dyer Avenue, Canton, CT 06019

[Meeting Recording](#)

Recording time: 0:08

CALL TO ORDER: Commissioner Vogel called the meeting to order at 7:00 pm.

ROLL CALL: Michael Vogel, Elizabeth Vinick, Lans Perry, Sandra Trionfini, Rachelle Harper, David Evens, John Huyghebaert, Jeffrey Johnson, and Melissa Renkert.

ABSENT: None

ALSO PRESENT: Town Planner, Neil Pade and *Recording Secretary, Lisa Ozaki (Remotely)*

Recording time: 0:43

READING OF THE LEGAL NOTICE:

Commissioner Perry read the legal notice into record.

PUBLIC HEARINGS:

Recording time: 1:52

1. **File 156; Apln 2554;** Zoning Regulation Amendments; Proposed update to Electric Fencing Regulations; Section 470-707.B(6) – Fences and walls; Canton Planning and Zoning Commission, owner/applicant

Mr. Pade explained the application to the Commission.

No Public Comment.

Commissioner Vogel closed the public testimony for this application.

MOTION: Commissioner Evens **MOVED** to **CLOSE** the Public Hearing for **File 156; Apln 2554;** Zoning Regulation Amendments; Proposed update to Electric Fencing Regulations; Section 470-707.B(6) – Fences and walls; Canton Planning and Zoning Commission, owner/applicant

Commissioner Perry seconded and it passed. 7-0-0

PUBLIC HEARING CLOSED

REGULAR MEETING
PUBLIC HEARING ACTIONS:

Recording time: 10:04

1. **File 156; Apln 2554;** Zoning Regulation Amendments; Proposed update to Electric Fencing Regulations; Section 470-707.B(6) – Fences and walls; Canton Planning and Zoning Commission, owner/applicant

MOTION: Commissioner Vogel **MOVED** that the Canton Planning and Zoning Commission does hereby **APPROVE File 156; Apln 2554;** Zoning Regulation Amendments; Proposed update to Electric Fencing Regulations; Section 470-707.B(6) – Fences and walls; Canton Planning and Zoning Commission, owner/applicant

This approval is made, in part, based on the Commission’s review of and reliance upon testimony received at a Public Hearing commenced on April 15, 2026, and closed on that date, and the following documentation submitted by the applicant or others during the proceedings on the application:

Exhibits #

1. Text Amendment Application - Zoning Text Amendment Application – **File 156; Apln 2554**; Zoning Regulation Amendments; Proposed update to Electric Fencing Regulations; Section 470-707.B(6) – Fences and walls; Canton Planning and Zoning Commission, owner/applicant
2. CRCOG Referral Form, dated 2/26/26
3. CRCOG & NHCOC Referral Email Sent, dated 2/26/26
4. CRCOG Referral receipt, dated 2/26/26
5. NHCOC Referral Email receipt from Robert A. Phillips, dated 2/27/26
6. NHCOC Referral Letter from Robert A. Phillips, dated 3/2/26
7. Town Clerk Letters
8. 4/15/26 Public Hearing Notice
9. 4/19/26 Staff Report

This approval is granted because the Commission finds that the application, as modified by this approval, results in regulation’s that are consistent with the requirements of CGS § 8-2, and does not conflict with the comprehensive plan of the community, or Plan of Conservation and Development.

As part of the granting of this approval the following modifications to the text, that were raised and evaluated as part of the public hearing, are hereby approved:

1. Replace the existing Section 470-707.B(6) with the second proposed “Section 470-707.B(6) from page 2 of the January 13, 2026 revised staff memo.

This approval is effective May 5, 2026.
Commissioner Vinick seconded and it passed. 7-0-0

AMENDMENT APPROVED

Recording time: 13:31

NEW BUSINESS:

1. **File 2; Alpn 2561**; 220 & 224 Albany Turnpike; Pre-Application Review; Assessor’s Map 31; Parcel 1011220; Assessor’s Map 31; Parcel 1010224; Zone CVDVD; Proposed Concept Plan; Canton Village, LLC, owner, Brian Sewell, applicant

Brian Sewell, owner of the property and Chris Pawlowski, P.E. of C & K Engineering presented a Concept Plan for Canton Village to the Commission.

The Commission gave feedback about the Concept Plan.

OLD BUSINESS: None

Recording time: 1:28:16

OTHER BUSINESS:

1. Review of Meeting Minutes
 - a. March 18, 2026 Meeting Minutes
MOTION: Commissioner Vogel **MOVED** to **APPROVE** the March 18, 2026 Meeting Minutes as amended.
Commissioner Vinick seconded it and it passed. 7-0-0
MINUTES APPROVED

Recording time: 1:29:10

2. Potential Regulation Amendments

- a. Review of Sections 470-202.N and 470-701 Native Plants and Landscaping
Mr. Pade stated that he spoke with CC Chair about getting professional LA review of the proposal but has not taken additional action.

Recording time: 1:29:37

- b. Housing for Seasonal Farmworkers
Mr. Pade explained the amendment to the Commission.
MOTION: Commissioner Vogel **MOVED** to **SCHEDULE** a Public Hearing for the June 17, 2026 meeting.
Commissioner Perry seconded and it was passed. 7-0-0
PUBLIC HEARING SCHEDULED JUNE 17, 2026

Recording time: 1:37:45

- c. Traffic Impact and Safety Analysis
Mr. Pade explained the amendment to the Commission.
MOTION: Commissioner Vinick **MOVED** to **SCHEDULE** a Public Hearing for the June 17, 2026 meeting.
Commissioner Harper seconded and it was passed. 7-0-0
PUBLIC HEARING SCHEDULED JUNE 17, 2026

Recording time: 1:49:00

3. ZEO Report

Mr. Pade stated that Mr. Jarvie has sent notices to businesses regarding feather flags.

Recording time: 1:49:53

4. Plan of Conservation and Development Update

Next meeting is Weds. April 29th.

5. Staff Reports

Recording time: 1:50:27

a. Affordable Housing

Mr. Pade stated that EDA was consulted regarding the recommendation to remove the requirement for mandatory first-floor commercial uses in certain form-based code areas. In general, EDA appears comfortable with removing the blanket mandate and instead allowing such uses as an option. However, staff believes EDA would like to give this issue further consideration and explore whether there may be a more effective approach, such as the method currently used in Collinsville, where the regulating plan requires commercial storefronts in certain locations because they are important to the character of that area. Another possible approach could be to require a certain percentage of frontage within a defined area to include ground-floor storefronts, rather than requiring them along all frontages.

At the same time, it appears the Commission may be losing substantial authority over this issue under Special Public Act 25-1. Based on staffs reading, the Act appears to prohibit the Commission from requiring at least 2 to 9-unit residential buildings to include first-floor commercial uses, and it may also apply to larger multifamily developments. The Commission may still require a proposed mixed-use building to maintain a first-floor storefront component but may no longer be able to require a building proposed solely for residential use to include ground-floor commercial storefront space.

- CRCOG Planning Forum on 04/09/26 – Slides in packet.
- Staff has purchased a copy of the following, referenced on Slide #18 under, “Model dimensional standards for missing middle housing”:
<https://opticosdesign.com/missing-middle-housing/>
 Related YouTube Video: <https://www.youtube.com/watch?v=Pj0vKHpeU0>
- 25-1 Compliance – Public Hearing Scheduled on Parking Compliance
 Not likely will meet July 1st deadline for TCMHD’s and MUD’s.
- Goman+York has finalized recommended Regulation amendments and Affordable Housing Plan updates, along with a review of 40 Lawton Street for housing potentiality, and a final report format is being developed. In addition, a framework is being established to incorporate the discussed design standards into the Regulations for both triplex/quadplexes and multifamily buildings. Goman+York will be meeting with Town staff the week of April 20th to review all recommendations, and a meeting with the Commission to discuss all items will occur in May (date TBD).
- Regional Housing Growth Plan – Regional Planning Commission Participation

Recording time: 1:56:59

- b. SS4A Compete Streets and Vision Zero Action Plan
 Mr. Pade said that the Selection Committee has been formed and will be evaluating 6 responses this week.

Recording time: 1:57:21

- c. WPCA STAG Application – Letter of Support
 Mr. Pade said that letters of support were requested by WPCA for grant application from many board chairs. The PZC letter is in the packet for Commission review.

Recording time: 1:58:28

6. Other

Mr. Pade explained that a Special Permit Application has been submitted but need to confirm the fee to renew Earthwork and Grading Permit at 75 Old Canton Road – Public Hearing required and scheduling for May meeting.

There is a draft Commission Public Comment Policy is in packet for Commission review and feedback.

Recording time: 2:03:11

ADJOURNMENT:

MOTION: Commissioner Huyghebaert **MOVED** to **ADJOURN** the meeting at 9:03 pm.
 Commissioner Evens seconded and it passed. 7-0-0

MEETING ADJOURNED