



**Town of Canaan**

Planning Board Regular Meeting Minutes – **APPROVED**

October 19, 2020

**Present:** J. Pierre Gontier, Chair  
Chad Lindberg, Deputy\  
Jens Braun Planning Board Member  
Mark DeSanctis, Planning Board Member  
Jeffrey Sotek, Planning Board Member  
Marlene Tuczinski, Planning Board Member  
David Birch, Planning Board Member

**Absent:**

**Others Present:** Ginny Nightingale, Town Board Liaison, John Harty, Susan Powell, Peter Barlett

**I. Call to Order**

Chairman J. Pierre Gontier called the Regular Meeting of the Planning Board to order at 7:00 p.m.

**II. Minutes Review/Approval**

The minutes of the September 14, 2020 meeting were reviewed. The minutes were approved by a motion made by Jens Braum and 2<sup>nd</sup> by Mark DeSantis.. The vote carried, as follows:

J. Pierre Gontier, Chairman	Recused
Chad Lindberg, Deputy	Aye
David Birch	Aye
Jens Braun	Aye
Mark DeSanctis	Aye
Jeffrey Sotek	Aye
Marlene Tuczinski	Aye

Motion Carried

**III. John Harty Subdivison PB Case # 2020-004**

Six lot Minor Subdivision was approved as presented, Motion made by J. Pierre Gontier. Second Chad Lindberg

J. Pierre Gontier, Chair	Aye
Chad Lindberg, Deputy	Aye
David Birch	Aye
Jens Braun	Aye
Mark DeSanctis	Aye
Jeffrey Sotek	Aye
Marlene Tuczinski	Aye

Motion Carried

**IV.** Home Range Winery (HRW) Peter Barlett and Susan Powell  
Peter Barlett the owner of the Tax Parcel #70.-1-20.200 and Susan Powell who are business partners in the operation of the HRW appeared before the Board for a discussion of their application for Site Plan Review.

The Chair provided some background information on why the appearance was required. He stated that the CEO had denied a Building Permit to the HRW for they would first need a Special Permit from the ZBA and a Site Plan Review by the Planning Board before he could issues a permit.

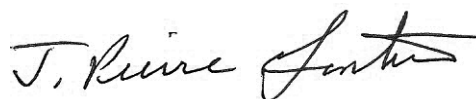
The Chair raised the question of who owned the parcel that the Winery is located on and Peter Barlett declared that he is the sole owner of the parcel. Susan Powell and Peter Barlett have a partnership relation for Home Range Winery and Susan has been granted administrated rights by the applicant to receive and provide communication between the planning board and the applicant; Susan is not empowered to represent the applicant for the applicant has not produced written authorization for her to do so.

A general discussion ensued covering the need for a site plan map that would meet the requirements of the Zoning Law under **ARTICLE VII –PLANNING BOARD SITE PLAN REVIEW** before the Application filling would be sufficient for review; the Applicant agreed to provide the map; the Chair agreed to place the Application on the November Agenda.

### **NO MOTIONS OR APPROVALS WERE MADE**

Jens Braun made a motion to close the meeting; the motion was 2<sup>nd</sup> by David Birch. Meeting was adjourned at 8:50 PM.

Respectfully submitted,



J. Pierre Gontier  
Planning Board, Chair