

TOWN OF CANAAN  
FALLS VILLAGE TOWN HALL  
108 Main Street, Falls Village, CT. 06031  
35 RAILROAD STREET SALE COMMITTEE  
Meeting Wednesday, April 12, 2023, 12:00 PM

Present: Henry Todd (1<sup>st</sup> Selectman), Greg Marlowe (Selectman), Fred Laser (P&Z Chair), Vincent Inconiglios (P&Z), Ruth Skovron (P&Z), Chuck Andres (Attorney)

Not Present: Dave Barger (Selectman)

Also present from public: None

AGENDA:

1. Call to Order
  - a. Meeting April 12, 2023: called to order by Chairman Greg Marlowe at 12:03 p.m.
  - b. Approve March 21, 2023 meeting minutes.
2. Old Business
  - a. Laser reported that Allied Engineering was scheduled to do testing on 35 Railroad Street property on April 18, 2023 with Torrington Area Health for the purpose of exploring all viable septic system options and other ground / soil issues.
  - b. Chuck Andres legal report – no update
3. Executive Session
  - a. **Motion** by Todd, seconded by Marlowe to begin Executive Session at 1211 p.m. to discuss real estate transactions.
  - b. Executive Session held in Town Hall with attorney Chuck Andres' participation.
  - c. Motion to end executive session by Todd, seconded by Skovron at 12:29 p.m.
4. Actions from Executive Session
  - a. Recommendation by Committee to Selectmen to have attorney Andres contact owners of 33 Railroad Street regarding encroachment issue.
  - b. Letters to be sent by attorney Andres to abutting and related property owners regarding removal of vehicles and unnecessary equipment from 35 Railroad Street property to facilitate soil testing (see pages 2–11 of these minutes).
  - c. RFP for sale of 35 Railroad Street property to continue to be worked on by attorney Andres.
  - d. Outline of proposed items for FVFH Brief to be included with RFP for sale:
    1. Property Description
    2. Property Photos – four (4) elevations and street shot
    3. Property Map – Kiefer A-2 Survey
    4. Engineer's Plan – revised without recommendations
    5. Engineer's Report & Septic Evaluation
    6. Zoning Memo & Zoning Regulations of potential requirements
    7. Conceptual Architectural Renderings
    8. Appraisal
  - e. Appraisal of 35 Railroad Street to be scheduled.
5. Next Meeting Date: April 26, 2023, 12:00 p.m. at Town Hall.
6. New Business — None
7. Adjournment: **Motion** by Marlowe, seconded by Inconiglios, to adjourn the Meeting; approved unanimously. Chairman Marlowe adjourned the Regular Meeting at 1:40 p.m.

Respectfully submitted, Vincent Inconiglios, *Secretary*

Charles R. Andres  
Partner

April 12, 2023

**VIA UPS**

33 Railroad Street  
Great Falls Properties, LLC  
33 Railroad Street  
Falls Village, CT 06031

36 Railroad Street  
Ann Z. Miller  
36 Railroad Street  
Falls Village, CT 06031

43 Railroad Street  
James Wendell  
Rachel Scobie  
43 Railroad Street  
Falls Village, CT 06031  
**and also to:**  
4309 40<sup>th</sup> St., Apt. 5N  
Sunnyside, NY 11104

34 Railroad Street  
David J. Jacobs  
Resha M. Jacquier-Jacobs  
34 Railroad Street  
Falls Village, CT 06031

38 Railroad Street  
Thomas R. Morck  
38 Railroad Street  
Falls Village, CT 06031  
**and also to:**  
26 Stein Lane  
Falls Village, CT 06031

44 Railroad Street  
Falls Village Canaan Historical Society  
44 Railroad Street  
Falls Village, CT 06031  
**and also via U.S. Mail to:**  
PO Box 206  
Falls Village, CT 06031

Re: Removal of vehicles from 35 Railroad Street

Dear Property Owner:

As you may be aware, the Town of Canaan has appointed a Committee to oversee and make recommendations to the Board of Selectmen and the Town for the sale of the old Firehouse property located at 35 Railroad Street in Falls Village (“the Firehouse property”). I am writing on behalf of that Committee. This letter is directed to property owners in the vicinity of the Firehouse who may be currently parking vehicles on the Firehouse property.

The Committee is in the process of preparing the Firehouse property for marketing and sale. This process will require conducting certain soil tests and the removal of all vehicles and unnecessary equipment from the property. As part of that process, we request any person or

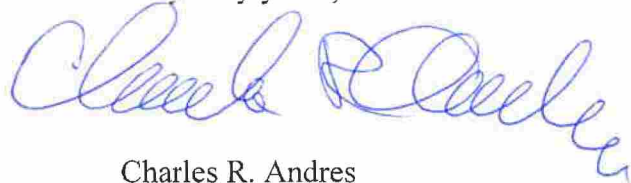
Great Falls Properties, LLC  
David J. Jacobs & Resha M. Jacquier-Jacobs  
Ann Z. Miller  
Thomas R. Morck  
James Wendell & Rachel Scobie  
Falls Village Canaan Historical Society  
April 12, 2023  
Page 2

business who has parked vehicles on the parking lot of that property to remove those vehicles *no later than the end of the day on Monday, April 17, 2023 and to refrain from parking vehicles on the property after that date.*

In the event that any person or business that is presently parking vehicles on the Firehouse property is in need of an alternative location to park vehicles on a short-term basis, the Town is willing to make available, for up to sixty (60) days, the Town Garage located at 100 Railroad Street. Should you desire to utilize this opportunity, please contact Tim Downs at 860-824-7239.

We appreciate your cooperation as we move forward with this process.

Very truly yours,



Charles R. Andres

CRA/cs

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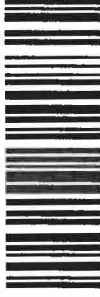
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<p style="text-align: right;"><b>0.5 LBS LTR</b></p> <p style="text-align: right;"><b>1 OF 1</b></p> <p><b>SHIP TO:</b>          GREAT FALLS PROPERTIES, LLC          GREAT FALLS PROPERTIES, LLC          33 RAILROAD STREET  <b>FALLS VILLAGE CT 06031-1328</b></p> <p>CATHERINE SIEGEL          203-672-2656          BARCLAY DAMON, LLP          545 LONG WHARF DRIVE          NEW HAVEN CT 06511</p>	<p style="font-size: 2em; font-weight: bold;">CT 067 9-02</p> 	<p style="font-size: 2em; font-weight: bold;">UPS NEXT DAY AIR</p> <p style="font-size: 3em; font-weight: bold;">1</p> <p>TRACKING #: 1Z 788 2A1 NT 9508 0081</p>	 <p style="text-align: center;"><b>BILLING: P/P</b> ATTENTION UPS DRIVER: SHIPPER RELEASE</p> <p>Timekeeper: 4592          Matter Number: 3202040  <small>CS 23.6.00... WNTN/50 15.0A 04/2023*</small></p> 
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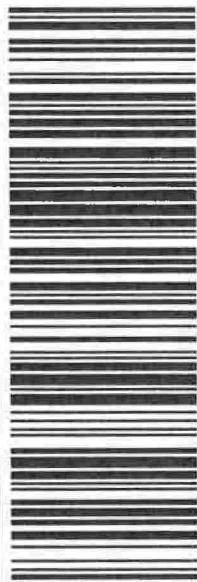

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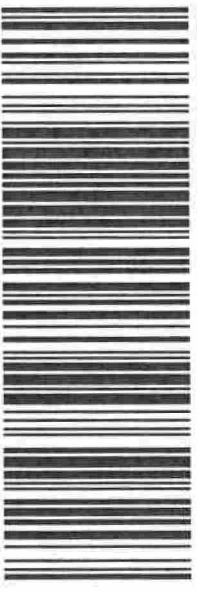

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