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 (1st 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
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

and also to:
43 Railroad Street
James Wendell
43 Railroad Street
Falls Village, CT 06031

and also to:
4309 40th 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
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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