

TOWN OF CANAAN  
FALLS VILLAGE TOWN HALL  
108 Main Street, Falls Village, CT. 06031  
35 RAILROAD STREET SALE COMMITTEE  
Meeting Wednesday, May 10, 2023, 12:00 PM

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

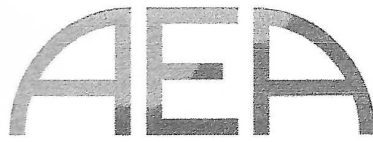
Not Present: none

Also present from public: Sue Sweetapple

**AGENDA:**

1. Call to Order
  - a. Meeting May 10 2023: called to order by Chairman Greg Marlowe at 12:06 p.m.
  - b. April 26, 2023 meeting minutes approved.
2. Old Business
  - a. Engineering Update: Laser reported that positive analysis for septic possibilities have been completed by Allied Engineering Associates (AEA). Preliminary report letter is attached. The committee by consensus requested:
    - i. Clarification of the “confusion” comment made in 2<sup>nd</sup> paragraph of AEA letter.
    - ii. Complete analysis details.
    - iii. The A2 survey from Matt Kiefer requested for not meeting/inclusion in RFP package.
  - b. Legal Report: selected components for RFP package sent to Chuck Andres for review.
  - c. Appraisal Update: appraisal in progress.
  - d. Discussion regarding positive results in relation to parking at 35 Railroad Street and current tenant cooperation.
3. Executive Session
  - a. Motion by Marlowe, seconded by Inconiglios to begin Executive Session at 12:42 p.m. to discuss real estate transactions.
  - b. Motion to end Executive Session by Marlowe, seconded by Skovron at 12:59 p.m.
4. Actions from Executive Session
  - a. Outline of items to be included in RFP to be revised to include “Decision Process” component and “Introduction” from Board of Selectmen (BOS).
5. Next Meeting Date: May 17, 2023, 12:00 p.m. at Town Hall.
6. New Business — None
7. Adjournment: Motion by Marlowe, seconded by Laser, to adjourn the Meeting; approved unanimously. Chairman Marlowe adjourned the Regular Meeting at 1:00 p.m.

Respectfully submitted, Vincent Inconiglios, *Secretary*



**Allied Engineering Assoc., Inc.**

95 Main Street 3<sup>rd</sup> Floor – East

P.O. Box 726

North Canaan, CT 06018

860-824-1400

860-824-1401 fax

[allied-engineering@snet.net](mailto:allied-engineering@snet.net)

Our Job #1012

35 Railroad St. Sale Committee  
108 Main St.  
Falls Village, CT 06031

**RE: 35 Railroad St.**

Dear committee members,

We have completed an analysis of the possibility for installing a septic system at the old Firehouse property. We did research of old maps that show there was a large building on the property where the paved parking area is now. We performed soil testing in this area and were able to confirm that there was building residue in the soil there. We did additional test pits in the slope behind the parking lot and found good soils that would support a septic system. Based on what we found, the site would support 4 bedrooms and a commercial use on the first floor.

While we were doing the testing, Tom Stansfield showed me a plan done by another engineer/surveyor for the Inn, showing septic for the Inn in that same area. I explained to Tom that we have an A-2 survey from Mat Kiefer. Tom talked to the other engineer/surveyor and they are both confused. Tom said that he will need an updated A-2 survey from Mat Kiefer before he can approve anything.

As long as Mat's survey shows the same property lines as we are using, the site can support a variety of uses.

Sincerely yours,

George Johannesen