

TOWN OF CANAAN
FALLS VILLAGE TOWN HALL
108 Main Street, Falls Village, CT. 06031
35 RAILROAD STREET SALE COMMITTEE
Meeting Wednesday, May 24, 2023, 12:00 PM

Present: Greg Marlowe (Selectman), Dave Barger (Selectman) via phone, Fred Laser (P&Z Chair), Ruth Skovron (P&Z), Vincent Inconiglios (P&Z), Janell Mullen (P&Z consultant)
Not Present: Henry Todd (1st Selectman),
Also present from public: Daly Reville, Laura Wertz

AGENDA:

1. Call to Order
 - a. Meeting May 24, 2023: called to order by Chairman Greg Marlowe at 12:07 p.m.
 - b. May 17, 2023 motion by Laser, seconded by Inconiglios to approve the minutes.
2. Old Business
 - a. Engineering Update:
 - i. Laser presented:
 - Final reports from Allied Engineering Associates (AEA) regarding septic and soil evaluations (see Exhibit A)
 - “Confusion” issue resolved from May 10 meeting. It was determined that the A2 survey was not used for the CCA proposed septic design (CCA being the “other” engineer referenced in paragraph 2 of the AEA letter included with the May 10, 2023 minutes). After reviewing the CCA drawings, Matt Kiefer overlayed the correct A2 survey lines on the septic repair plan dated 10/23/2003. The only legally binding survey is the A2 survey on file with the town. Both the CCA drawing and Matt Kiefer overlay are attached for reference. (see Exhibit B)
 - Five (5) sets of file printouts were received for use in the RFP kits.
 - b. Inconiglios presented the latest contents of RFP kit. Additional town records and property materials were supplied. Final appraisal to be included. Changes and updates were adopted by consensus.
3. Executive Session
 - a. Motion by Marlowe, seconded by Laser to begin Executive Session at 12:58 p.m. to discuss real estate transactions. P&Z consultant (Janell Mullen) invited to participate.
 - b. Motion to end Executive Session by Laser, seconded by Barger at 1:15 p.m.
4. Actions from Executive Session
 - a. Decision by consensus to have complete RFP kit available online on Town website and hard copy in Town offices with best efforts by Wednesday, May 31, 2023 / Thursday, June 1, 2023.
5. Next Meeting Date: Wednesday, May 31, 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 1:45 p.m.

Respectfully submitted, Vincent Inconiglios, *Secretary*

Exhibit A



Allied Engineering Assoc., Inc.

95 Main Street 3rd Floor – East

P.O. Box 726

North Canaan, CT 06018

860-824-1400

860-824-1401 fax

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.

Sincerely yours,

A handwritten signature in dark ink, appearing to read 'George Johannesen', is written over the typed name. The signature is fluid and cursive.

George Johannesen

5/22/23

Subject : Old Firehouse

Exhibit A

From : George Johannesen <aea.george@gmail.com>

To: Fred Laser <zonelaser@aol.com>

Date Yesterday at 1:06 PM

Hi Fred,

We did a subsurface investigation of the existing septic system at the old firehouse. We uncovered the existing septic tank and the leaching field. We found a small, old tank (750 gal.?) and 17 lf of leaching trench. This system would not pass current standards for any practical use. I would recommend negotiating a land swap of 30' with the Inn and in return they would be granted a 24' wide easement through the Firehouse property. There is a 10' setback from the building and from the property line. To fit a new tank in there, you would need the thirty feet. I have also put a preliminary parking plan together with a possible septic system area. The next step would be to do some soil testing to determine the soils and what capacity we could fit in there for a septic system, We would also need to determine if there is an old building buried under there, that has been mentioned. Let me know if you have any questions or comments. Thanks

George Johannesen
Allied Engineering Assoc., Inc.
95 Main St. 3rd Flr E
P.O. Box 726
Canaan, CT 06018
860-824-1400
aea.george@gmail.com



12-12-22-1012-SITE-1-Model.pdf

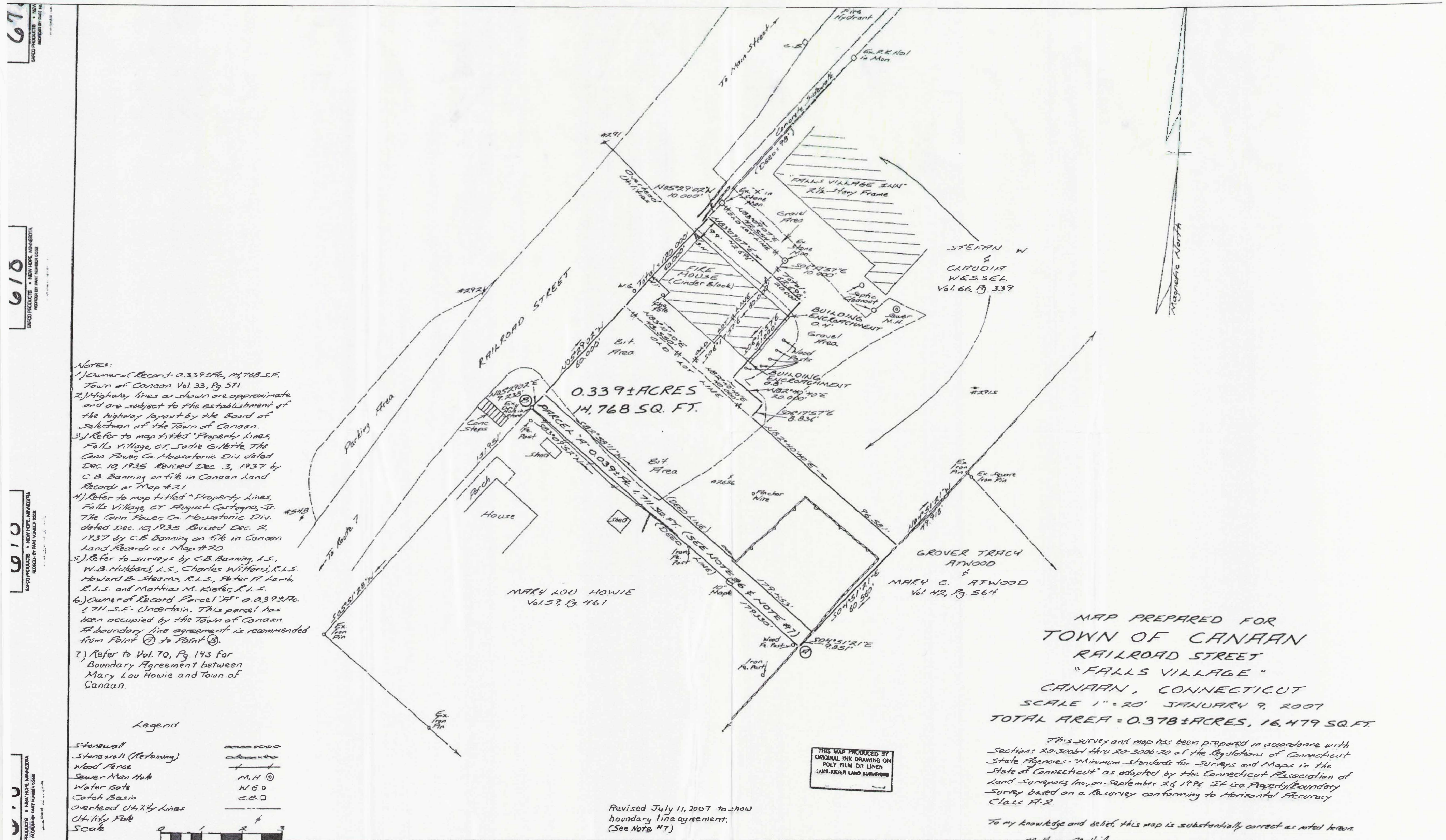


Exhibit B – CCA Survey done 10-23-2003

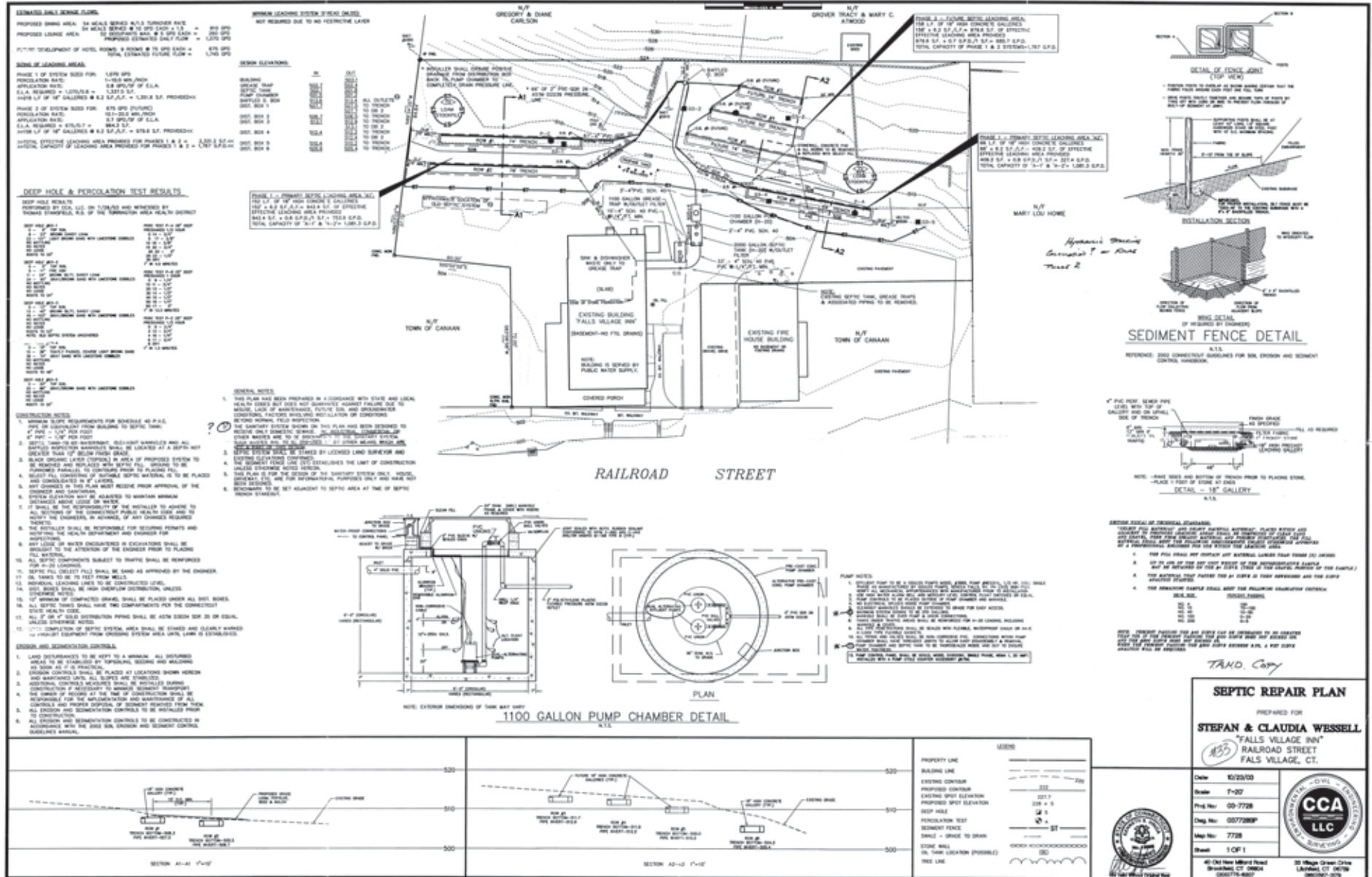


Exhibit B – CCA Survey with Matt Kiefer overlay from A2 survey in orange

