

TOWN OF CANAAN  
**BOARD OF FINANCE, REGULAR MEETING**

May 8th, 2023 @ 6:30PM  
IN PERSON AND VIA ZOOM  
108 MAIN STREET, FALLS VILLAGE, CT

**Attendees:**

**In person:** Dan Silverman, Amy Wynn, Eric Carlson and Joel Jones.  
Alternates: Carol Staats, Judy Jacobs and David Wilburn

**Via Zoom:** Corinna Fleming

**Absent:** Steve Dean

**Selectmen:** Greg Marlowe, David Barger and Henry Todd.

The meeting was called to order by Chairman Dan Silverman, at 6:30pm

**Seating of Alternates:**

**Amy Wynn made a motion to seat Carol Staats for Steve Dean. Joel Jones seconded the motion. In discussion, David Wilburn objected and wished to be seated because he was elected. Amy Wynn amended the motion to seat David Wilburn for Steve Dean. Seconded by Joel Jones; unanimous.**

**Agenda:**

**Joel Jones made a motion to accept the additions and changes to the agenda as follows:**

- 1) Adjust the expense numbers to \$3,620,410 for total education expenses and the Lee H Kellogg portion to be \$2,217,831.**
- 2) Add under New Business consideration of the purpose and approval to send to Town Meeting a transfer of up to \$10,000 from the General Fund to the Dog Officer Fund, line item number 1018-105 due to the hoarding situation.**

**Seconded by David Wilburn; unanimous.**

**Public Comment** was made by several citizens. Those received in writing are attached to these minutes. (Jocelyn Ayer, Jandi Hanna and Daly Reville).

**Communications:** Attached are communications received by the Board of Finance from: Pat Mechare, Daly Reville (2) and Ruth Skovron.

**Secretary's Report:**

**Amy Wynn made a motion to approve the minutes for the April 3<sup>rd</sup> and April 10<sup>th</sup>, 2023 meetings, as received. Joel Jones seconded the motion; unanimous.**

### **Treasurer's Report:**

**Joel Jones made a motion to receive the Treasurer's Report as presented. Amy Wynn seconded the motion; unanimous.** Treasurer, Linda Paviol, made note there was nothing unusual in the report – we are 83% through the fiscal year and have expended 73% of the budget.

### **Tax Collector's Report:**

**Amy Wynn made a motion to receive the Tax Collector's report as presented. David Wilburn seconded the motion; unanimous.**

### **Board of Education Report:**

**Eric Carlson made a motion to receive the Board of Education report as presented. Joel Jones seconded the motion; unanimous.**

### **First Selectman's Report:**

- 1) The Car Show will be scheduled for July 9<sup>th</sup>, 2023
- 2) Henry has signed an agreement to participate in a health insurance plan for the Town.
- 3) Transfer Station – Henry stated the idea for next year was to eliminate the charge for stickers and allow the use of the transfer station to be free for all residents. The lost revenue, per Henry, is about \$20,000 per year. Henry explained the hope is this will encourage citizens to recycle more and reduce the cost to ship the garbage out of State. Henry is working with Tracey Wilson to coordinate training and education for all citizens. The food scrap/compost program is now up to 868 pounds of waste for the month of April. If removing the fee for the transfer station is unsuccessful Henry felt the Town would have to look at a pay by the bag situation.
- 4) Neighborhood Assistance Act. Henry is reviewing the Act. Amy Wynn stated she is very familiar with the Act but didn't think Falls Village qualified to participate. Henry will work with Amy.
- 5) The Litchfield Bike Tour approval was signed and sent.
- 6) Website Access – funneling through Town Clerk – not discussed.
- 7) Marleen Van Gulick as an alternate to the Inlands Wetlands Committee.
- 8) Veterans Affairs Representative for Falls Village. Retired Army Major, Eric Carlson has been nominated.
- 9) Thank you to Lindsay Burr for her assistance in the cat hoarding situation.
- 10) The Solar Program is in limbo but Henry is still pursuing the possibility.
- 11) The culvert repair on Cobble Road was not approved by the State but they are still looking into funding.
- 12) The Selectmen will approve the Tax Collector's Suspense list.
- 13) The Selectmen will work toward establishing a Historic Commission.

### **EV Charger:**

It was explained that the grant for the EV Charger did not come to the Town, it went to the supplier. The total cost to the Town for the EV Charger and installation was \$2835. There is not a report on revenue earned from the charger yet, it's too soon. The Town is reimbursed for electrical usage of the charger at a higher rate than the Town is charged by Eversource. The software is working and people who use the EV Charger are charged properly. The maintenance fee is free for the first year and then \$3116+/- for a four-year maintenance plan.

**Tax Collector Suspense List:**

**Joel Jones made a motion to approve the March 2023 Tax Collector's Suspense list, pursuant to CGS 12-, as received. Dan Silverman seconded the motion; unanimous.**

**Special Meeting:**

**Amy Wynn made a motion to hold a Special Meeting on May 22, 2023 immediately following the Town Meeting, at the Firehouse, 188 Route 7 South, Falls Village, CT for the purpose of setting the mil rate for the 2023-2024 fiscal year, and any other business which properly comes before the Board. Joel Jones seconded the motion; unanimous.**

**Spending Plans to Town Meeting:**

**Joel Jones made a motion to recommend the following to Town Meeting on May 22, 2023 at 188 Route 7 South, Falls Village, CT at 7pm:**

- 1) The appropriation of up to 2,247,689 for general municipal services for the fiscal year 2023-2024 AND**
- 2) The appropriation of up to \$3,620,410 for educational expenses (Lee H Kellogg School \$2,217,831; Region One \$1,402,579) for fiscal year 2023-2024. David Wilburn seconded the motion; unanimous.**

**Replenish Dog Officer Fund:**

**Amy Wynn made a motion to recommend to Town Meeting on May 22, 2023 at 7pm at 188 Route 7 South, Falls Village, CT, the transfer of up to \$10,000 from the General Fund to the Dog Officer Fund, # 1018-105, due to the hoarding situation. Eric Carlson seconded the motion; unanimous.**

**Resignation:**

Joel Jones resigned from the Board of Finance effective at the conclusion of this meeting. Joel was thanked by all for his many years of service. Joel will send his official letter of resignation to the Town Clerk.

**Adjourn:**

**Joel Jones made a motion to adjourn at 7:22pm. Amy Wynn seconded the motion; unanimous.**

Respectfully submitted by Recording Secretary, Denise Cohn

Attachments:

Public Comment and communication by Daly Reville, Jandi Hannah and Jocelyn Ayers  
Treasurer's, Tax Collector, Board of Education Report  
Communication from Ruth Skovron, Pat Mechare and Daly Reville  
EV Charger information  
ARPA distribution report  
Mil Rate projection data





**General Fund Accounts:**

<u>Bank</u>	<u>Account</u>	<u>Type</u>	<u>Balance</u>	
Nat'l. Iron	Main Account	Money Market	\$ 849,976.37	Int Rate .02%
Nat'l. Iron	Regular Account	Checking	\$ 3,182.28	
Salisbury B&T	Municipal Account	Savings	\$ 688,535.65	Int Rate - 3.0%
Salisbury B & T	Board of Education	Checkings	\$ 3,562.37	
Litchfield Bancorp	Savings	Cert. of Deposit	\$ 198,197.60	Rate - 2.05% mat-2/3/2024
Salisbury Bank	Savings	Money Market	\$ 132,572.38	3.00%
<b>General Fund Total</b>			<b>\$ 1,876,026.65</b>	
<b>Committed Funds:</b>				
<b>GF commitment</b>			<b>\$ 261,379.00</b>	
<b>Total Designated Funds:</b>			<b>\$ 261,379.00</b>	
<b>Net General Funds Total:</b>			<b>\$ 1,614,647.65</b>	
<b>Cash Requirement for FY 22-23</b>			<b>\$ 774,686.88</b>	
<b>Kellogg Accounts Payable</b>				
<b>Projected General Fund - 6/30/23</b>			<b>\$ 839,960.77</b>	➔
<b>Capital Reserve Accounts:</b>				
Torrington Savings		Savings, CDs, MM	\$ 838,304.32	3/31/2023
Salisbury Bank		Cert. of Deposit	\$ 141,601.31	3/31/2023
<b>Total Reserve Accounts:</b>			<b>\$ 979,905.63</b>	

**Summary of Budgets:**

	<u>Approved Budget</u>	<u>Amended Budget</u>	<u>Year to Date Activity</u>	<u>Unexpended/ Uncollected Balance</u>	<u>% Used</u>
Revenue Receipts	\$ 5,523,406.00	\$ 5,679,906.00	\$ 5,587,149.05	\$ 178,729.83	98.37%
Municipal Budget	\$ 2,137,244.00	\$ 2,319,744.00	\$ 1,688,457.97	\$ 631,286.03	72.79%
Bd of Education	\$ 3,621,541.00	\$ 3,621,541.00	\$ 3,038,031.32	\$ 583,509.68	83.89%
Approved GF Approp.	\$ 235,379.00	\$ 261,379.00	\$ -	\$ 261,379.00	
<b>Cash Requirement for FY 22-23</b>				<b>\$ (774,686.88)</b>	
<b>Amount Received</b>			<b>Expensed</b>	<b>Balance</b>	
ARPA/CRF Grant	311,635.96		\$ 213,703.60	\$ 97,932.36	

<u>ACCT#</u>	<u>ACCOUNT TITLE</u>	<u>ORIGINAL 2022 - 23 BUDGET</u>	<u>AMENDED 2022 - 23 BUDGET</u>	<u>4/1/2023 - 4/30/2023</u>	<u>7/1/2022 - 4/30/2023</u>	<u>Unexpended Balance</u>	<u>% Used</u>
1001	Selectmen Expenses	\$58,608.00	\$58,608.00	\$4,267.49	\$46,613.22	\$11,994.78	80%
1002	Town Hall Expenses	\$46,700.00	\$50,700.00	\$3,123.98	\$45,138.58	\$5,561.42	89%
1003	Legal Expenses	\$13,714.00	\$13,714.00	\$0.00	\$1,962.68	\$11,751.32	14%
1005	Board of Assessors	\$52,791.00	\$52,791.00	\$2,672.70	\$45,499.54	\$7,291.46	86%
1006	Board of Tax Review	\$1,500.00	\$1,500.00	\$0.00	\$103.89	\$1,396.11	7%
1007	Board of Finance	\$29,250.00	\$29,250.00	\$128.74	\$29,575.14	-\$325.14	101%
1008	Tax Collector	\$33,011.00	\$33,011.00	\$1,912.90	\$26,372.34	\$6,638.66	80%
1009	Treasurer	\$41,136.00	\$41,136.00	\$2,824.32	\$33,159.79	\$7,976.21	81%
1010	Town Clerk	\$51,163.00	\$57,663.00	\$4,282.07	\$41,544.43	\$16,118.57	72%
1011	Planning & Zoning	\$37,010.00	\$54,010.00	\$7,039.89	\$21,304.50	\$32,705.50	39%
1012	Zoning Board of Appeals	\$500.00	\$500.00	\$0.00	\$0.00	\$500.00	0%
1014	Registrar of Voters	\$22,960.00	\$22,960.00	\$0.00	\$13,860.14	\$9,099.86	60%
1015	Insurance	\$44,356.00	\$44,356.00	\$0.00	\$42,620.17	\$1,735.83	96%
1016	Benefits	\$224,450.00	\$224,450.00	\$15,429.30	\$175,130.51	\$49,319.49	78%
1017	Economic Development	\$2,100.00	\$2,100.00	\$0.00	\$1,650.00	\$450.00	79%
1018	Public Health	\$18,188.00	\$23,188.00	\$4,264.00	\$23,187.88	\$0.12	100%
1019	Social Services	\$45,314.00	\$45,314.00	\$5,262.02	\$37,587.15	\$7,726.85	83%
1020	Wm. Surdam Blding	\$14,100.00	\$14,100.00	\$750.98	\$10,603.85	\$3,496.15	75%
1021	Street Lights	\$7,700.00	\$7,700.00	\$730.08	\$6,847.39	\$852.61	89%
1022	General Assistance	\$3,000.00	\$3,000.00	\$0.00	\$0.00	\$3,000.00	0%
1023	Selectmen's Fund for Non-municipal Public Benefit Activities	\$81,497.00	\$81,497.00	\$44.00	\$77,430.00	\$4,067.00	95%
1024	Conservation Commission	\$2,250.00	\$2,250.00	\$0.00	\$480.00	\$1,770.00	21%
1025	Debt Service - Interest	\$40,979.00	\$40,979.00	\$0.00	\$41,705.58	-\$726.58	102%
1026	Debt Service - Principal	\$132,500.00	\$132,500.00	\$0.00	\$132,500.00	\$0.00	100%
1027	General Public Safety	\$63,698.00	\$63,698.00	\$2,639.47	\$47,269.42	\$16,428.58	74%
1028	Non-Recur. Capital Accounts	\$126,000.00	\$126,000.00	\$0.00	\$126,000.00	\$0.00	100%
1202	107 Main St. Property	\$26,200.00	\$26,200.00	\$2,668.47	\$21,740.58	\$4,459.42	83%
1203	35 Railroad St Property	\$4,450.00	\$4,450.00	\$364.95	\$3,892.25	\$557.75	87%
2001	Fire Commission	\$105,000.00	\$105,000.00	\$3,894.29	\$60,333.94	\$44,666.06	57%
3001	Road Maintenance	\$549,180.00	\$699,180.00	\$21,673.83	\$378,002.46	\$321,177.54	54%
3002	Town Garage	\$27,575.00	\$27,575.00	\$2,120.89	\$16,607.06	\$10,967.94	60%
4001	Recreation Commission	\$72,271.00	\$72,271.00	\$1,617.22	\$74,749.87	-\$2,478.87	103%
6001	Waste Management	\$158,093.00	\$158,093.00	\$10,458.03	\$104,985.61	\$53,107.39	66%
<b>Total</b>		<b>\$2,137,244.00</b>	<b>\$2,319,744.00</b>	<b>\$98,169.62</b>	<b>\$1,688,457.97</b>	<b>\$631,286.03</b>	<b>73%</b>

\*\*\* 83% thru fiscal year 2022-23

**Board of Finance/Town Mtg Approved:**

9/28/2022 P & Z for POCD \$17,000.00

**BOF approved:**

10/17/2022 1010-GR-920 \$5,500.00 State library Grant  
 1010-104 \$1,000.00 State Election Assistance  
 11/15/2022 3001-284 \$150,000.00 Aquarion Check  
 3/15/2023 1002-ws-301 From GF \$4,000.00 Yucatech  
 1018-105 From GF \$5,000.00 Dog Fund

**BOF Transfers between departments:**



		Approved 2022 - 23 Revenue Budget	Amended 2022 - 23 Revenue Budget	7/1/2022 - 4/30/2023	Revenue Uncollected	
1108-901	Current Property Tax	\$ 4,913,722.00	\$ 4,913,722.00	\$ 4,829,571.84	\$ 84,150.16	
1108-902	Prior Years Tax	\$ -	\$ -	\$ 38,302.02		\$ (38,302.02)
1108-103	Interest/Lien Fees	\$ -	\$ -	\$ 24,630.14		\$ (24,630.14)
2110-904	Conveyance Tax	\$ 14,000.00	\$ 14,000.00	\$ 22,213.35		\$ (8,213.35)
2111-912	Planning & Zoning	\$ 1,500.00	\$ 1,500.00	\$ 690.00	\$ 810.00	
2113-913	Building Permits	\$ 20,000.00	\$ 20,000.00	\$ 20,998.00		\$ (998.00)
2122-953	General Assistance	\$ -	\$ -	\$ -	\$ -	
2124-915	Inlands/Wetlands	\$ 500.00	\$ 500.00	\$ -	\$ 500.00	
2210-920	Town Clerk Fees	\$ 8,450.00	\$ 13,950.00	\$ 11,570.00	\$ 2,380.00	
2410-951	Rental Income	\$ 23,400.00	\$ 23,400.00	\$ 17,750.00	\$ 5,650.00	
2410-951	Copy/Fax Income	\$ 1,700.00	\$ 1,700.00	\$ 1,487.00	\$ 213.00	
2410-951	Other Town Revenue	\$ 32,000.00	\$ 32,000.00	\$ 37,600.18		\$ (5,600.18)
2410-951	Recreation Fees	\$ 10,300.00	\$ 10,300.00	\$ 16,618.00		\$ (6,318.00)
2420-952	Public Works	\$ -	\$ 150,000.00	\$ 150,000.00	\$ -	
2601-922	Transfer Station Fees	\$ 43,500.00	\$ 43,500.00	\$ 42,636.96	\$ 863.04	
3101-939	Town Aid Road Money	\$ 169,392.00	\$ 169,392.00	\$ 169,642.61		\$ (250.61)
4110-950	Bank Dep/Investments	\$ 4,000.00	\$ 4,000.00	\$ 4,027.85		\$ (27.85)
5210-930	Pilot State Property	\$ 77,153.00	\$ 77,153.00	\$ 77,153.04		\$ (0.04)
5215-931	Colleges/Hospitals	\$ -	\$ -	\$ -	\$ -	
5220-932	Mashnatucket Pequot Fund	\$ 6,202.00	\$ 6,202.00	\$ 4,134.66	\$ 2,067.34	
5240-933	Elderly Relief	\$ 2,500.00	\$ 2,500.00	\$ 1,770.71	\$ 729.29	
5290-934	All Other State	\$ 44,844.00	\$ 45,844.00	\$ 47,471.83		\$ (1,627.83)
5291-935	Tel Access Line Tax	\$ 6,000.00	\$ 6,000.00	\$ 6,004.86		\$ (4.86)
5292-936	Local Capital Improv(LOCIP)	\$ 18,491.00	\$ 18,491.00	\$ -	\$ 18,491.00	
5410-937	Education Cost Sharing	\$ 125,752.00	\$ 125,752.00	\$ 62,876.00	\$ 62,876.00	
5420-938	Pupil Transportation	\$ -	\$ -	\$ -	\$ -	
	Property Taxes	\$ 4,913,722.00	\$ 4,913,722.00	\$ 4,892,504.00	\$ 84,150.16	
	State & Local Revenues	\$ 609,684.00	\$ 766,184.00	\$ 694,645.05	\$ 94,579.67	
	Revenue Receivables	\$ 5,523,406.00	\$ 5,679,906.00	\$ 5,587,149.05	\$ 178,729.83	
1400-954	Approp. From Gen Fund	\$ 235,379.00	\$ 261,379.00	\$ -	\$ 261,379.00	
	Trans. from Reserve Accts				\$ -	
	Total Revenue Budget	\$ 5,758,785.00	\$ 5,941,285.00	\$ 5,587,149.05	\$ 440,108.83	

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General Fund Appropriations Amendments:

9/28/2022	Town meeting:	
	P & Z for POCD	\$17,000.00
10/17/2022	BOF approved:	
	2210-GR-920 - State library Gr	\$5,500.00
	5290-934- State Election Ass't	\$1,000.00
11/15/2022	BOF approved:	
	2420-952 - Aquarion Check	\$150,000.00
3/15/2023	BOF approved:	
	1002-ws-301	\$4,000.00
	Dog Fund	\$5,000.00

Account Number	Title of Account	Balance	Date Last Funded	Purpose	Anticipated Disbursement Date
<b><u>Kellogg School Reserves:</u></b>					
1022305	Lee H. Kellogg Capital Improv	\$123,371.51	6/30/2022	Building maint	on going
1703228155	Lee H. Kellogg Technology Res.	\$18,439.87	6/30/2022	Technology upgrade	on going
<b><u>Highway Dept Reserves</u></b>					
1702301209	Heavy Equipment Reserve	\$11,257.62	8/30/2022	purchase equip for town garage	purchase excavator in 3 yrs
51001439	Truck Reserve	\$101,355.17	8/30/2022	purchase highway truck	purchase truck in 3 yrs(\$200,000)
1702646689	Bridge Maint & Repair Reserve	\$17,252.14	8/30/2022	repairs/maint required to bridges	as required by State of CT
5100144	Salt Shed Fund Reserve	\$113,455.27	8/30/2022	Anticipation of building salt shed at town garage	when mandated by State of CT
<b><u>Emergency Services Reserves</u></b>					
4020025150	Fire Truck Reserve	\$141,601.31	8/17/2021	purchase new fire truck	purchase tanker in 4 yrs
51001405	Fire Truck Reserve	\$93,543.79	8/30/2022	purchase new fire truck	purchase tanker in 4 yrs
1702838046	Ambulance Reserve	\$23,305.93	8/30/2022	purchase new ambulance	purchase in 10 yrs - 2027+/-
<b><u>Transfer Station Reserves</u></b>					
1702731852	Bulky Waste Building Reserve	\$70,854.21	8/30/2022	anticipation of building bulky waste building at TS	when mandated by State of CT
<b><u>Recreation Reserves</u></b>					
1022570	Pool Reserves	\$23,558.18	8/30/2022	improve recreation property &/or on going maint to pool	as needed
<b><u>Property Reserves</u></b>					
51001426	Environmental Cleanup Reserve	\$24,926.72	8/30/2022	anticipation of a cleanup problem	as needed
1705336856	Painting Reserve	\$48,544.16	8/30/2022	painting at 107/108 Main St. proper	as scheduled
1702630541	107/108 Main St. Prop. Reserve	\$36,768.32	8/30/2022	Major property repairs/improvement	as needed
1703579673	Tree Replacement Reserve	\$1,501.46	8/30/2022	to replace trees on Main St.	
<b><u>Office/Dept Reserves</u></b>					
1022318	Training Reserve	\$1,975.69	7/1/09*	training of town officials	as needed
51001380	Board of Assessors Reserve	\$44,987.39	8/30/2022	Revaluation (5/10 years)	every 5 & 10 years
51001431	Planning & Zoning Reserve	\$40,808.51	8/30/2022	Mandated update of plans	rewrite in 7 yrs - 2025
1022891	Registrars Capital Reserve	\$11,019.15	11/30/09*	purchase voting machine(s)	when mandated by State of CT
51001454	Computer Reserve	\$3,666.57	8/30/2022	purchase computers	as needed
1703228147	Post Employment Benefits Res.	\$27,712.66	8/30/2022	Mandated res. for retiree benefits	when applicable
<b>Total</b>		<b>\$979,905.63</b>			
* after funded date = prior to that date					



Acct #	Description	FY 2022-23 Project Rev.	Amended Rev Budget FY 2022-23	Revenue 7/1/22- 5/3/23	FY 2022-23 Est. Revenue	FY 2023-24 Project Rev.	Projected Increase/ Decrease
1108-901	Current Property Tax	\$4,913,722.00	\$4,913,722.00	\$4,829,571.84	\$4,865,000.00		-\$4,913,722.00
1108-902	Prior Years Tax	\$0.00	\$0.00	\$38,302.02	\$39,000.00	\$0.00	\$0.00
1108-903	Interest/Lien Fees	\$0.00	\$0.00	\$24,630.14	\$25,000.00	\$0.00	\$0.00
1400-954	Add. Approp. From Gen Fund Transfer from Reserve Accts.	\$235,379.00	\$261,379.00	\$0.00	\$233,379.00		
2110-904	Conveyance Tax	\$14,000.00	\$14,000.00	\$22,213.35	\$23,000.00	\$15,000.00	\$1,000.00
2111-912	Planning & Zoning Fees	\$1,500.00	\$1,500.00	\$775.00	\$1,000.00	\$1,500.00	\$0.00
2113-913	Building Permits	\$20,000.00	\$20,000.00	\$23,791.00	\$25,000.00	\$20,000.00	\$0.00
2122-953	General Assistance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2124-915	Inland/Wetland Fees	\$500.00	\$500.00	\$0.00	\$0.00	\$500.00	\$0.00
2210-920	Town Clerk Fees-Land Rec.	\$6,000.00	\$6,000.00	\$3,340.00	\$5,000.00	\$6,000.00	\$0.00
	Vitals	\$500.00	\$500.00	\$1,310.00	\$1,000.00	\$600.00	\$100.00
	Licensing - Hunt/Fish	\$50.00	\$50.00	\$75.00	\$25.00	\$50.00	\$0.00
	Historic Doc. Preserv. (\$3.)	\$400.00	\$400.00	\$264.00	\$300.00	\$400.00	\$0.00
	Land Protect Pub Act (\$30.)	\$1,500.00	\$1,500.00	\$1,161.00	\$1,200.00	\$1,500.00	\$0.00
	Hist. Doc. Preserv. Grant	\$0.00	\$5,500.00	\$5,500.00	\$5,500.00	\$0.00	\$0.00
2410-951	Rental Income	\$23,400.00	\$23,400.00	\$18,350.00	\$22,600.00	\$19,525.00	-\$3,875.00
2410-951	Copy/Fax Income	\$1,700.00	\$1,700.00	\$1,527.00	\$1,600.00	\$1,700.00	\$0.00
2410-951	Other Town Revenue	\$32,000.00	\$32,000.00	\$37,600.18	\$38,000.00	\$32,000.00	\$0.00
	Recreation Fees	\$10,300.00	\$10,300.00	\$16,618.00	\$16,618.00	\$10,500.00	\$200.00
2420-952	Public Works	\$0.00	\$150,000.00	\$150,000.00	\$150,000.00	\$0.00	\$0.00
2601-922	Transfer Station Fees -	\$31,500.00	\$31,500.00	\$30,553.04	\$31,500.00	\$0.00	-\$31,500.00
	Trans. Station BW Fees	\$12,000.00	\$12,000.00	\$12,318.92	\$13,000.00	\$12,000.00	\$0.00
3101-939	Town Aid Road Money	\$169,392.00	\$169,392.00	\$169,642.61	\$169,642.00	\$169,392.00	\$0.00
4110-950	Bank Dep/Investments	\$4,000.00	\$4,000.00	\$4,027.85	\$4,600.00	\$5,000.00	\$1,000.00
5210-930	Pilot State Property	\$77,153.00	\$77,153.00	\$77,153.04	\$77,153.00	\$77,153.00	\$0.00
5220-932	Mashnatucket Pequot Fund	\$6,202.00	\$6,202.00	\$4,134.66	\$6,202.00	\$6,202.00	\$0.00
	Pilot Colleges & Hospitals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5240-933	Elderly Relief	\$2,500.00	\$2,500.00	\$1,770.71	\$1,771.00	\$2,000.00	-\$500.00
5290-934	All Other State	\$44,844.00	\$45,844.00	\$52,009.48	\$50,000.00	\$44,000.00	-\$844.00
5291-935	Tel Access Line Tax	\$6,000.00	\$6,000.00	\$6,004.86	\$6,004.86	\$6,000.00	\$0.00
5292-936	Local Capital Improv(LOCIP)	\$18,491.00	\$18,491.00	\$0.00	\$18,491.00	\$18,491.00	\$0.00
5410-937	Education Cost Sharing	\$125,752.00	\$125,752.00	\$125,752.00	\$125,752.00	\$125,752.00	\$0.00
5420-938	Pupil Transportation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	<b>Property Taxes</b>	<b>\$4,913,722.00</b>	<b>\$4,913,722.00</b>	<b>\$4,892,504.00</b>	<b>\$4,929,000.00</b>	<b>\$0.00</b>	
	<b>State &amp; Local Revenues</b>	<b>\$845,063.00</b>	<b>\$1,027,563.00</b>	<b>\$765,891.70</b>	<b>\$1,028,337.86</b>	<b>\$575,265.00</b>	
	<b>Total Revenue</b>	<b>\$5,758,785.00</b>	<b>\$5,941,285.00</b>	<b>\$5,658,395.70</b>	<b>\$5,957,337.86</b>	<b>\$575,265.00</b>	

\*\*\* one mil = \$237,183

Mill rate set at 25.7 on 6/8/2020

# Mill Rate figures

		From General Fund
<b>Grand List 2022</b>	<b>\$ 237,059,817.00</b>	
Current mill is 25.7		
Budgets FY 24		
Municipal	\$ 2,247,689.00	
Bd of Ed	\$ 3,639,095.00	
<b>Total Budgets</b>	<b>\$ 5,886,784.00</b>	
Projected Misc Revenue FY 24	\$ 575,265.00	
<b>Need from taxes/general fund</b>	<b>\$ 5,311,519.00</b>	
mill rate of 22.0	\$ 5,215,315.97	\$ 96,203.03
Mill rate of 21.7	\$ 5,144,198.03	\$ 167,320.97
Mill rate of 21.5	\$ 5,096,786.07	\$ 214,732.93
Mill rate of 21.0	\$ 4,978,256.16	\$ 333,262.84



ARPA

<u>Project #</u>	<u>Project Name</u>	<u>Date Committed</u>	<u>Amount of Commitment</u>	<u>Approved By:</u>	<u>Date Completed</u>	<u>Category</u>
021-001	107 Main St. Prop	7/7/2021	\$ 50,171.00	BOS/BOF	7/31/2022	Maintenance
021-002	Admin Supplies	12/13/2021	\$ 1,062.43	BOS/BOF	1/4/2022	Admin Service
021-003	Cobble Bridge	3/14/2022	\$ 45,000.00	BOS/BOF		
021-004	Town Garage	3/14/2022	\$ 12,000.00	BOS/BOF		
021-005	FVHS	5/9/2022	\$ 14,700.00	BOS/BOF	9/20/2022	maint
021-006	DM Hunt Library	5/9/2022	\$ 10,000.00	BOS/BOF	9/20/2022	maint
021-007	Main St.	5/9/2022	\$ 3,000.00	BOS/BOF	12/21/2022	maint
021-008	FVVFD	9/12/2022	\$ 13,618.20	BOS/BOF	10/18/2022	Maint
021-009	FV Housing Trust	11/9/2022	\$ 30,000.00	BOS/BOF	12/13/2022	Housing
021-010	Center on Main	11/9/2022	\$ 15,000.00	BOS/BOF	3/6/2023	Admin Service:
021-011	FV Day Care	11/9/2022	\$ 10,000.00	BOS/BOF	4/18/2023	general
021-012	Bridges	11/9/2022	\$ 15,000.00	BOS/BOF		maint
021-013	HYSB	11/9/2022	\$ 5,000.00	BOS/BOF	1/24/2023	general
021-014	Kellogg School	11/9/2022	\$ 50,000.00	BOS/BOF		maint
021-015	Senior Center	11/9/2022	\$ 4,000.00	BOS/BOF		maint
021-016	35 RR Street	11/9/2022	\$ 20,000.00	BOS/BOF		maint
021-017	FV Day Care Center	1/9/2023	\$ 7,573.00	BOS	3/6/2023	maint
<b>Total</b>		<b>committed</b>	<b>\$ 306,124.63</b>			
<b>1st receipt</b>			<b>\$ 155,817.98</b>			
<b>2nd receipt</b>		<b>rec - 8/24/20</b>	<b>\$ 53,551.53</b>			
<b>3rd receipt</b>		<b>rec - 10/4/20</b>	<b>\$ 102,266.45</b>			
<b>Total received</b>			<b>\$ 311,635.96</b>			

ARPA

<u>Description</u>	<u>Included in</u>		<u>Amount</u>	
	<u>Report</u>	<u>check #</u>		
Septic & dehumidifier	4/30/2022		\$	50,171.00
owl for meetings	4/30/2022		\$	1,086.94 includes order of checks \$2
	4/30/2023		\$	45,000.00
	4/30/2023			
Roof repairs	4/30/2023	1020	\$	14,700.00
water issues in basement	4/30/2023	1021	\$	10,000.00
for Tesla Charging stations	4/30/2023	1018 (5/24/2022)	\$	2,835.00
OSHA/tech upgrades	4/30/2023	1023 (10/18/2022)	\$	13,618.20
housing units in town	4/30/2023	1025 (12/13/2022)	\$	30,000.00
strategic planning for bld	4/30/2023	1031 (3/6/2023)	\$	15,000.00
lighting project	4/30/2023	1036	\$	6,032.82
culvert repairs/bridges	4/30/2023		\$	9,983.50
grant for funding programs	4/30/2023	#1026	\$	5,000.00
building/roof repairs	4/30/2023			
air purification system	4/30/2023			
parking lot maint	4/30/2023		\$	2,823.14
replace furnace - emergency	4/30/2023	#1029 (3/6/23)	\$	7,573.00
Eversource refund for charging station			\$	120.00
		<b>Total</b>	\$	<b>213,703.60</b>



# **COLLECTION INFORMATION AS OF APRIL 30, 2023**

## **MEMO FROM TAX COLLECTOR'S OFFICE**

### **2021 Grand List Collection Information**

Beginning Tax Levy	4,930,152.41
Adjusted Tax Levy (as of month end)	4,903,272.99
Current Year Collections (as of month end)	4,853,392.45
Current year collection rate - collected vs. tax levy =	98.98%

Total collections (as of month end)	4,894,935.33
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Refunds paid or due	7,063.55
Total collections less refunds	4,887,871.78

### **2020 Grand List Collection Information**

Beginning Tax Levy	4,835,387.12
Adjusted Tax Levy (as of month end)	4,817,383.73
Current Year Collections (as of month end)	4,768,689.46
Current year collection rate - collected vs. tax levy =	98.99%

### **Prior Three Years Collection Rates**

2019 GL Collection rate - year to date collection rate vs. tax levy =	99.21%
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2018 GL Collection rate - year to date collection rate vs. tax levy =	96.33%
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2017 GL Collection rate - year to date collection rate vs. tax levy =	98.20%
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**2022/2023  
TOWN OF CANAAN  
TAX COLLECTOR'S REPORT  
FOR YEAR TO DATE**

Grand List Year	Uncollected Taxes July 1, 2022	Current Levy	Lawful Corrections		Transfers to Suspense	Adjusted Taxes Collectible	Collections			Uncollected Taxes w/o Refunds 30-Apr-23		Prior FY's Refunds	Over-payments	Refunds			Refunds due Month end
			Additions	Deductions			Taxes	Interest	Total	Adjustment Generating	Credit Transfers Writeoffs			Paid			
2020	46,958.88	4,930,152.41	10,667.14	34,930.92	-	4,905,888.63	4,844,164.52	12,135.41	4,856,299.93	63,784.35	-	-	-	2,060.24	-	1,051.30	998.94
2019	20,627.31		673.33	3,691.85	-	43,940.36	25,658.27	5,497.62	31,155.89	18,282.09	4,565.59	-	-	-	-	902.94	3,662.65
2018	12,479.77		-	43.70	-	20,583.61	10,378.09	3,047.03	13,425.12	10,205.52	2,071.16	-	-	-	-	1,148.09	923.07
2017	7,748.42		-	174.66	-	12,305.11	5,687.12	1,507.66	7,194.78	6,792.65	148.29	-	-	-	-	174.66	148.29
2016	5,034.54		-	-	-	7,748.42	1,813.76	415.02	2,228.78	5,934.66	-	-	-	-	-	-	-
2015	4,539.75		-	-	-	5,034.54	-	-	-	5,034.54	-	-	-	-	-	-	-
2014	3,606.08		-	-	-	4,539.75	175.92	200.55	376.47	4,363.83	-	-	-	-	-	-	-
2013	2,941.18		-	0.26	-	3,605.82	519.61	685.97	1,205.58	3,086.21	-	-	-	-	-	-	-
2012	2,062.68		-	0.01	-	2,941.17	283.56	423.32	706.88	2,657.61	-	-	-	-	-	-	-
2011	2,171.35		-	-	-	2,062.68	110.30	192.57	302.87	1,952.38	-	-	-	-	-	-	-
2010	2,171.35		-	-	-	2,171.35	82.83	161.52	244.35	2,088.52	-	-	-	-	-	-	-
2009	1,318.39		-	-	-	2,171.35	-	-	-	2,171.35	-	-	-	-	-	-	-
2008	-		-	-	-	1,318.39	-	-	-	1,318.39	-	-	-	-	-	-	-
2007	-		-	-	-	-	169.86	412.76	582.62	(169.86)	-	-	-	-	-	-	-
2006	-		-	-	-	48.22	247.43	643.60	891.03	(199.21)	-	-	-	-	-	-	-
Total	111,659.70	4,930,152.41	11,340.47	38,841.40	48.22	5,014,359.40	4,889,291.27	25,323.03	4,914,614.30	127,303.03	6,785.04	-	-	2,234.90	-	3,286.99	5,732.95
COLLECTION FEES																	
								201.95	201.95								
TRANSFER STATION								30,443.04	30,443.04								
DMV FEES								842.40	842.40								
LIEN FEES								360.00	360.00								
							4,889,291.27	31,847.39	4,946,461.69								



**Canaan Board of Education**  
**Profit & Loss Budget vs. Actual 2022-23**  
July 2022 through June 2023

CBOE Cash Report April 2023

	Jul '22 - Jun 23	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Expense</b>				
<b>100 · Salaries</b>				
<b>Certified Salaries</b>				
1111120 · Severance	7,023.30	7,023.00	0.30	100.0%
1201101 · Substitutes Salary	25,544.90	15,000.00	10,544.90	170.3%
1111105 · Title One Teacher	53,150.58	80,273.00	-27,122.42	66.21%
1111104 · Extra Pay/Extra Duty	1,367.36	10,981.00	-9,613.64	12.45%
1111100 · Teachers Salary	489,701.64	727,401.00	-237,699.36	67.32%
1112410 · Principal's Salary	100,755.24	119,000.00	-18,244.76	84.67%
<b>Total Certified Salaries</b>	<b>677,543.02</b>	<b>959,678.00</b>	<b>-282,134.98</b>	<b>70.6%</b>
<b>Non Certified Salaries</b>				
1122213 · Paraprofessional 2	13,336.79	11,643.00	1,693.79	114.55%
1122223 · Library Manager	26,000.35	36,609.00	-10,608.65	71.02%
1122134 · Nurse Salary	39,865.60	47,768.00	-7,902.40	83.46%
1122630 · Summer Custodian	5,220.00	4,635.00	585.00	112.62%
1122112 · Paraprofessional 1	25,535.22	30,033.00	-4,497.78	85.02%
1122411 · Office Administrator	49,026.00	54,240.00	-5,214.00	90.39%
2400130 · Overtime Secretary	295.89			
1122312 · Board Clerk Salary	10,637.88	12,572.00	-1,934.12	84.62%
1122610 · Custodian Salary	50,172.49	57,178.00	-7,005.51	87.75%
1132610 · Overtime Custodian	5,489.56	4,793.00	696.56	114.53%
1122620 · Evening Custodian	5,781.36	11,632.00	-5,850.64	49.7%
<b>Total Non Certified Salaries</b>	<b>231,361.14</b>	<b>271,103.00</b>	<b>-39,741.86</b>	<b>85.34%</b>
<b>Total 100 · Salaries</b>	<b>908,904.16</b>	<b>1,230,781.00</b>	<b>-321,876.84</b>	<b>73.85%</b>
<b>200 · Benefits</b>				
<b>Health Benefits</b>				
2102621 · Non-Certified Dental	2,664.12	6,478.00	-3,813.88	41.13%
2101102 · Certified Dental	11,036.95	13,414.00	-2,377.05	82.28%
2101101 · Health Insurance Certified Staff	186,553.69	246,205.00	-59,651.31	75.77%
2102620 · Health Insurance Non-Certified	40,765.21	74,889.00	-34,123.79	54.43%
<b>Total Health Benefits</b>	<b>241,019.97</b>	<b>340,986.00</b>	<b>-99,966.03</b>	<b>70.68%</b>
<b>Social Security</b>				
2202100 · Social Sec. Other	16,753.59	18,106.00	-1,352.41	92.53%
<b>Total Social Security</b>	<b>16,753.59</b>	<b>18,106.00</b>	<b>-1,352.41</b>	<b>92.53%</b>
<b>Medicare</b>				
2211101 · Medicare Certified Staff	12,575.33	16,933.00	-4,357.67	74.27%
<b>Total Medicare</b>	<b>12,575.33</b>	<b>16,933.00</b>	<b>-4,357.67</b>	<b>74.27%</b>
<b>Pension/Annuities</b>				
2401101 · Reimbursement Graduate Credits	3,370.50	4,400.00	-1,029.50	76.6%
2302100 · Pension - Libraria	0.00	2,563.00	-2,563.00	0.0%
2302110 · Pension Paraprofessionals	0.00	901.00	-901.00	0.0%
2302120 · Pension Nurse	0.00	3,344.00	-3,344.00	0.0%
2302130 · Pension Office Administrator	0.00	3,797.00	-3,797.00	0.0%
2302140 · Pension Custodian	0.00	4,002.00	-4,002.00	0.0%
<b>Total Pension/Annuities</b>	<b>3,370.50</b>	<b>19,007.00</b>	<b>-15,636.50</b>	<b>17.73%</b>
<b>Insurance</b>				
2502310 · Unemployment Insurance	0.00	500.00	-500.00	0.0%
2602310 · Workers' Compensation Insurance	5,660.67	6,692.00	-1,031.33	84.59%
2701100 · Life Insurance	1,635.00	2,489.00	-854.00	65.69%
<b>Total Insurance</b>	<b>7,295.67</b>	<b>9,681.00</b>	<b>-2,385.33</b>	<b>75.36%</b>
<b>Total 200 · Benefits</b>	<b>281,015.06</b>	<b>404,713.00</b>	<b>-123,697.94</b>	<b>69.44%</b>
<b>300 · Educational Services</b>				
<b>Educational Services</b>				
3222283 · Inservice Learning	2,292.34	15,000.00	-12,707.66	15.28%
3231005 · Middle School Sports & Act.	2,718.10	13,825.00	-11,106.90	19.66%
3051100 · LHK Yearbook	0.00	600.00	-600.00	0.0%
3211102 · Outdoor Education	889.62	2,000.00	-1,110.38	44.48%
3211103 · Assembly Programs	2,016.71	2,000.00	16.71	100.84%
3221100 · Staff Development	4,221.57	6,457.00	-2,235.43	65.38%
<b>Total Educational Services</b>	<b>12,138.34</b>	<b>39,882.00</b>	<b>-27,743.66</b>	<b>30.44%</b>
<b>Professional &amp; Tech. Services</b>				
3402210 · Telecommunication/Internet	294.00	2,940.00	-2,646.00	10.0%
3092620 · Environmental Testing Services	0.00	1,000.00	-1,000.00	0.0%
3222210 · Professional Services	1,499.20	8,000.00	-6,500.80	18.74%
3402211 · Technical Support Services	31,236.00	37,692.00	-6,456.00	82.87%
<b>Total Professional &amp; Tech. Services</b>	<b>33,029.20</b>	<b>49,632.00</b>	<b>-16,602.80</b>	<b>66.55%</b>
<b>Total 300 · Educational Services</b>	<b>45,167.54</b>	<b>89,514.00</b>	<b>-44,346.46</b>	<b>50.46%</b>
<b>400 · Property Services</b>				
<b>Utilities</b>				
4112620 · Water	1,573.99	2,000.00	-426.01	78.7%
<b>Total Utilities</b>	<b>1,573.99</b>	<b>2,000.00</b>	<b>-426.01</b>	<b>78.7%</b>
<b>Maintenance Services</b>				
4302400 · Copier/Lease	4,313.23	4,867.00	-553.77	88.62%
4242630 · Lawn Care	4,070.25	5,400.00	-1,329.75	75.38%
2225300 · Technology Maintenance	128.25			
4302620 · Equipment Maintenance	1,550.80	3,186.00	-1,635.20	48.68%

**Canaan Board of Education**  
**Profit & Loss Budget vs. Actual 2022-23**  
July 2022 through June 2023

CBOE Cash Report April 2023

	<u>Jul '22 - Jun 23</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Total 900 - Capital	0.00	15,000.00	-15,000.00	0.0%
950 - Region One Tuition Assessments				
Region One Tuition Assessments				
5605201 - HVRHS Tuition	1,033,384.00	1,033,384.00	0.00	100.0%
5605202 - Pupil Services Tuition	360,378.00	360,378.00	0.00	100.0%
5605203 - RSSC Tuition	103,494.00	103,494.00	0.00	100.0%
Total Region One Tuition Assessments	<u>1,497,256.00</u>	<u>1,497,256.00</u>	<u>0.00</u>	<u>100.0%</u>
Total 950 - Region One Tuition Assessments	<u>1,497,256.00</u>	<u>1,497,256.00</u>	<u>0.00</u>	<u>100.0%</u>
Total Expense	<u>3,038,031.32</u>	<u>3,621,541.00</u>	<u>-583,509.68</u>	<u>83.89%</u>
Net Ordinary Income	<u>-3,038,031.32</u>	<u>-3,621,541.00</u>	<u>583,509.68</u>	<u>83.89%</u>
Net Income	<u><b>-3,038,031.32</b></u>	<u><b>-3,621,541.00</b></u>	<u><b>583,509.68</b></u>	<u><b>83.89%</b></u>



Suspense March 2023

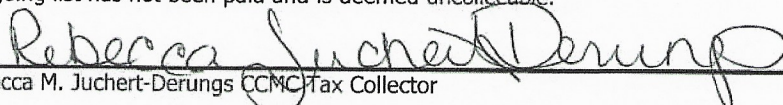
2/22/2023

To: Board of Finance  
From: Rebecca Juchert-Derungs, Tax Collector, CCMC

Listed below are taxpayers I have been unable to locate, are deceased or have moved out of state and I would like to place in suspense pursuant CSS 12-.

Bill #	Name	Reason	Amount due
2013-03-0300112	BRAUN URI P	Unable to locate	45.73
2013-03-0300229	CULLMER MARY J	Unable to locate	151.29
2013-03-0300707	LYON DANIEL C	Unable to locate	42.32
2013-03-0300886	OVITT JUSTIN E	Unable to locate	53.01
2013-03-0300887	OVITT JUSTIN E	Unable to locate	64.84
2013-03-0300903	PAOLETTA ERIK JEFFERY JN	Unable to locate	47.78
2013-04-0400150	PAOLETTA ERIK JEFFERY	Unable to locate	82.01
2014-03-0300090	BONGIOLATTI DOREEN	Unable to locate	416.19
2014-03-0300095	BRAUN URI P	Unable to locate	47.24
2014-03-0300161	CHARITY MARK E	Unable to locate	38.31
2014-03-0300195	COLLINS JASON A	Unable to locate	42.3
2014-03-0300684	LYON DANIEL C	Unable to locate	41.6
2014-03-0300724	MCCARHY RYAN PATRICK	Unable to locate	189.18
2014-03-0300853	OVITT JUSTIN E	Unable to locate	189.18
2014-03-0300869	PAOLETTA ERIK JEFFERY	Unable to locate	145.94
2014-04-0080005	ANDERSON KERRIN A	Unable to locate	72.38
TOTAL - 16			1,669.30

I hereby certify that to the best of my knowledge and belief each tax in the foregoing list has not been paid and is deemed uncollectible.

  
Rebecca M. Juchert-Derungs CCMC Tax Collector

On May 8, 2023, at 9:28 AM, Daly Reville <[Daly.Reville@gmail.com](mailto:Daly.Reville@gmail.com)> wrote:

To the members of the the Board of Finance:

This is the language explaining how the municipality, **not the developer FVHT**, holds the ultimate responsibility for what is built on the Incentive Housing Zone land.

Please enter this in the minutes of the next tonight's meeting of the P&Z. If that requires my presenting this and reading it at the meeting, please let me know.

The first key line is (b) the requirement for there to be "a contract entered into between a developer applying for the special exemption and the municipality."

(4) the contract "contain provisions concerning reasonable periodic increases of the specified sale price or rent; (4) such units of affordable housing shall be conveyed by deeds containing covenants incorporating the terms and conditions contained in such **contract between the developer and the municipality**,"

(c) "Nothing in this section shall be construed to limit any powers lawfully exercised by any municipality, "

The "special exemption from density limit for construction of affordable housing" is what exists in the Incentive Housing Zone on which the River Road Homes is planned.

Respectfully,  
Daly Reville  
12 Battle Hill road  
Falls Village, CT 06031

**Sec. 8-2g. Special exemption from density limits for construction of affordable housing.** (a) Notwithstanding the provisions of any special act, any zoning commission existing pursuant to this chapter and any municipal agency exercising the powers of a zoning commission pursuant to any special act may provide by regulation for a special exemption from density limits established for any zoning district, or special exception use, in which multifamily dwellings are permitted, in accordance with the requirements contained in subsection (b) of this section. Such special exemption shall allow the construction of a designated number of such permitted multifamily dwelling units in excess of applicable density limits, in accordance with a contract entered into between a developer applying for the special exemption and the municipality. Any such contract shall provide: (1) For each dwelling unit constructed by the developer in excess of the number of such units permitted by applicable density limits, the developer shall construct in the municipality a unit of affordable housing, as defined in section 8-39a, which is of comparable size and workmanship; (2) for a period which shall not be less than thirty years from the date of completion of any units of affordable housing constructed pursuant to subdivision (1) of this subsection, such units of affordable housing shall be offered for sale or rent only to persons and families having such income as the agency created or designated under subsection (b) of this section may establish but which shall not exceed the area median income of the municipality as determined by the United States Department of Housing and Urban Development; (3) the sale price or rent for any such unit of affordable housing shall not exceed an amount which shall be specified in such contract, provided such contract shall contain provisions concerning reasonable periodic increases of the



specified sale price or rent; (4) such units of affordable housing shall be conveyed by deeds containing covenants incorporating the terms and conditions contained in such contract between the developer and the municipality, which covenants shall run with the land and be enforceable by the municipality until released by the municipality; and (5) the requirements of subdivisions (1) to (4), inclusive, of this subsection shall apply to (A) the resale, (B) the purchase and subsequent leasing and (C) the conversion to the common interest form of ownership and subsequent sale of any such unit of affordable housing during and for the remaining term of such period.

(b) Upon the adoption of any regulation under subsection (a) of this section, the zoning commission or municipal agency exercising the powers of a zoning commission shall notify the legislative body of the municipality of such adoption and request that the municipality establish or designate an agency to implement a program designed to establish income criteria in accordance with said subsection (a) and oversee the sale or rental of any units of affordable housing constructed pursuant to said subsection (a) to persons and families satisfying such income criteria. Any municipality may, by ordinance, establish or designate a municipal agency to implement such program. If the legislative body does not enact such ordinance within one hundred twenty days following the date of such request, the zoning commission or municipal agency exercising the powers of a zoning commission may notify the housing authority of the municipality or, in any municipality which has not by resolution authorized its housing authority to transact business in accordance with the provisions of section 8-40, the municipal agency with responsibility for housing matters that it has adopted such regulation. Upon receiving such notice, the housing authority or municipal agency with responsibility for housing matters shall implement such program. Any such program shall provide for a method of selecting persons satisfying such income criteria to purchase or rent such units of affordable housing from among a pool of applicants which method shall not discriminate on the basis of age, gender, race, creed, color, national origin, ancestry, marital status, intellectual disability, physical disability, including, but not limited to, blindness or deafness, place of residency, number of children or veterans' status.

(c) Nothing in this section shall be construed to limit any powers lawfully exercised by any municipality, any zoning commission existing pursuant to this chapter or any municipal agency exercising the powers of a zoning commission pursuant to any special act. Nothing in this section shall be construed to invalidate any ordinance of a municipality or any regulation of a zoning commission existing pursuant to this chapter or any municipal agency exercising the powers of a zoning commission pursuant to any special act, which ordinance or regulation was adopted before June 6, 1988. Nothing in this section shall be construed to prohibit any such municipality, zoning commission or municipal agency from changing the requirements contained in any ordinance or zoning regulation or to require any such municipality, zoning commission or municipal agency to change the requirements contained in any ordinance or zoning regulation.

## Jocelyn Ayer

To the Board of Finance via the Recording Secretary, Denise Cohn  
I am Jocelyn Ayer, Director of the Litchfield County Center for Housing Opportunity. Prior to my role here I worked at the Northwest Hills Council of Governments. In my role I have assisted many small towns in the region with developing their Incentive Housing Zones including the Town of Canaan. Since I have been there since the beginning of Canaan's Incentive Housing Zone (IHZ) I would be happy to answer any questions that the Board of Finance might have about it.

It is my understanding that there has been some incorrect information circulating attempting to establish that the town has some financial responsibility for what happens on the IHZ designated site. This is not the case. The incorrect information references CGS 8-2g. However, this statute is not relevant to an IHZ designated site because an IHZ is not a special exception process. Also, there is no contract between the town and the developer.

If the Board of Finance has any questions about the IHZ I would be happy to answer them now or attend a future meeting to do so. Thank you.

**Jocelyn Ayer** (She, Her, Hers)  
Director



[Jocelyn@thehousingcollective.org](mailto:Jocelyn@thehousingcollective.org) | O: 475-273-9808  
[cthousingopportunity.org](http://cthousingopportunity.org)



To the Board of Finance via the Recording Secretary. Please see below.  
Jandi Hanna

Begin forwarded message:

**From:** Jandi Hanna <[jrhanna06@gmail.com](mailto:jrhanna06@gmail.com)>  
**Date:** May 9, 2023 at 9:05:31 PM EDT  
**To:** [denisemcohn@gmail.com](mailto:denisemcohn@gmail.com)  
**Subject:** Comment for 2/8/23 Minutes of BoF

Hi Denise,

My comment, which followed Daly Reville's, which had followed Jocelyn Ayer's, was approximately as follows:

I refer to this topic of the Incentive Housing Zone, or IHZ, part of which is the site where River Road Homes will be built. Jocelyn Ayer is a highly respected Town Planner who understands the IHZ process well. She is correct when she states that the Section 8-2g is not relevant to an IHZ. The "special exemption" does not apply to an IHZ. Thank you.

Sincerely,  
Jandi Hanna

**From:** Pat Mechare <[curtmechare@comcast.net](mailto:curtmechare@comcast.net)>

**Date:** May 4, 2023 at 11:05:41 PM EDT

**To:** Dan Silverman <[dan@silvermanlaborlaw.com](mailto:dan@silvermanlaborlaw.com)>, "Joel W. Jones" <[joelwjones13@gmail.com](mailto:joelwjones13@gmail.com)>, Amy Wynn <[amywynn1@gmail.com](mailto:amywynn1@gmail.com)>, Eric Carlson <[majcuz@gmail.com](mailto:majcuz@gmail.com)>, [stevedeanexcavating@yahoo.com](mailto:stevedeanexcavating@yahoo.com), Corinna Fleming <[lostislandfarm@yahoo.com](mailto:lostislandfarm@yahoo.com)>, David Wilburn <[dcwilburn49@gmail.com](mailto:dcwilburn49@gmail.com)>

**Subject:** Change in board of Education Proposal

Hi Dan and Everyone:

I wanted to give you a heads-up that the Board of Education proposed spending plan has changed. If you recall, I indicated both at the Board of Education presentation to the Board of Finance in March and also at the hearing that we would not be able to get a fixed cost for propane until at least May and maybe not even then or at all. Of course, we continued to be vigilant and Sam Herrick, the Region One Business Manager was able to arrive at an agreed upon fixed, locked in price per gallon earlier in the week and signed the agreement today.

I know you are having your regularly scheduled monthly meeting on Monday and one of the items on the agenda is a vote to move our proposal as presented to the Board of Finance at your March meeting and at the hearing, to a town meeting. Since the figures on your agenda have yet to be advertised as part of the town meeting notice and there has yet to be a vote on those figures by the Board of Finance, I would respectfully request that the Board of Finance amend our figures to reflect the total LHK budget figure for the 2023-2024 proposal to \$2,217,831 and the Gross Total Budget for the 2023-2024 proposal to \$3,620,410. These new figures reduce our total educational proposal over the 2022-2023 budget to **-.03%**.

I will attend the meeting and have a copy of the proposal that reflects these new figures and changes to the narrative for each one of you.

I did not have the contact information for Carol Staats, so I hope someone on the Board that does, will pass this along to her.

Pat

Excuse typos!

## Re: Solar options for LHK roof

1 message

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**Daly Reville** <daly.reville@gmail.com>

Wed, Apr 12, 2023 at 7:59 AM

To: Dan Silverman <dan@silvermanlaborlaw.com>

Cc: Daly Reville <daly.reville@gmail.com>, Denise Cohn <denisemcohn@gmail.com>

Thank you Dan, here goes:

In response to Pat Mechare stating that the LHK roof needs repairs and in some areas replacement, Greg Marlowe said that he had examined the roof and concurs on the poor condition. Daly Reville suggested that the many solar roofing options be explored. There are options for type of material, installation financing and grants. The optimal time to do this work is when the roof needs repair and replacement. Greg Marlowe agreed and said that he would work with Pat and the BOE to explore options.



My name is Ruth Skovron. Thanks for allowing me to address you. My husband and I have lived in Falls Village for 27 years. I have served on the P&Z Commission for almost 20 years and currently I am also a member of a committee engaged in the groundwork to sell the firehouse on Railroad Street.

When we first moved to town Lou Timolat asked me to serve on a committee that was attempting for the third time to pass a bond for much needed renovations to the Kellogg School. Money was the issue and Lou said that because we were significant taxpayers in town that my supporting the bond signaled that we were willing to increase our taxes to support the school. What he said that day has stayed with me: In Falls Village we take care of everybody.

For the record my husband spoke to a representative from Frontier who said our house on Page Road would receive fiberoptics. My interest in speaking to you today is about Falls Village and its future.

I look at the issue before you, the board of finance, and I think the same moral imperative holds true here that was the case with the Kellogg School bond. We in Falls Village take care of everybody. I think the board of finance cannot just look at Frontier's proposal solely from a monetary point of view. If we take care of everybody that means that we will spend the money for every resident to have the opportunity to have fiberoptics. We take care of everybody not just some people on some streets.

The following comments are additions made after the Board of Finance decided against a Town Meeting which would have given residents the ability to vote for or against Frontier's proposal.

In aggregate the sentiments expressed by members of the community at the April 8 meeting didn't reflect either overwhelming support for or against Frontier's proposal. Furthermore, we don't know what the outcome of the Town Meeting vote would have been.

The statements made publicly by the Board of Finance members who voted against the proposal don't reflect a concern with the board's fiduciary responsibility, but rather a variety of personal opinions.

In the very recent online survey conducted by the Planning and Zoning Commission for the Plan of Conservation and Development when people were asked what they were most "sorry" about the majority respondents said "discord."

I fear that your decision not to allow the democratic process to play out with an up or down vote at a Town Meeting will increase the level of discord in Falls Village.

Ruth Skovron  
4/23/23