

TOWN OF CANAAN
BOARD OF SELECTMEN, SPECIAL MEETING MINUTES
PUBLIC HEARING

October 27, 2023 @ 7:00PM
107 Main Street, Senior Center, Falls Village, CT
In person

For a full recording of the meeting, please go to <https://youtu.be/NOMf8IvGNIo>

Selectmen Members Present

Henry Todd, Greg Marlowe and David Barger

Several members of the public

Call to order

Meeting called to order at 7:01PM by Henry Todd.

Recap of Discussion of 33 and 35 Railroad Street transfer of land and easements

Henry Todd explained Great Falls Property LLC is transferring property to the Town of Canaan in exchange for two easements. One vehicular and one pedestrian. The transfer of land to the Town of Canaan will make 35 Railroad Street a conforming lot. The easements will provide Great Falls Property LLC with the right of usage for a pedestrian walkway on the north side of the old firehouse (between the patio and the building) as well as a vehicular easement through the existing parking lot so the owners of 33 Railroad Street have access to the back of their building for deliveries, employees, etc.

Mrs. Jensen asked if the new owners of the building would be responsible for installing a septic system. The answer by the Selectmen was yes.

Pat Mechare asked if the Selectmen had run all these processes and changes through Planning and Zoning. All three Selectmen answered yes.

Peter Jensen asked what the total square footage of the lot after the exchange of land would be. The answer was not available at this time.

Peter Jensen also asked if the sales price was consistent with sales of property in town on a similar lot. Henry Todd replied that the property had been appraised by two appraisers and it was agreed to sell the property for \$20,000 under the appraised value because of the amount of work and expense a new owner would have to put into the building to make it usable.

Peter Jensen also asked why there couldn't be steps put in the front of the patio at the Falls Village Inn rather than an easement. Greg Marlowe explained that was part of the negotiations in exchange for approximately 1000 square feet of land owned by 33 Railroad Street. Both David Barger and Greg Marlowe stated they felt it was a fair exchange.

Judy Jacobs asked for clarification on the easements. Henry Todd explained the easements provide usage, but the owner of the property would remain with the town and transferred to new owners should the property be sold. Greg Marlowe also explained the easements granted to the owners of 33 Railroad Street would also run with the land, meaning if they were to sell, the easements would transfer to the new owners.

Greg Marlowe also explained the easements could change to exactly where they sit as long as the dimensions stay the same.

Judy Jacobs also asked if this was the same agreement that was started ages ago. The Selectmen said yes.

Pet Mechare noted the setback requirements had been met with this new plan and confirmed with the Selectmen the cost to install a septic on 35 Railroad Street would be incurred by the new owners.

Adjournment

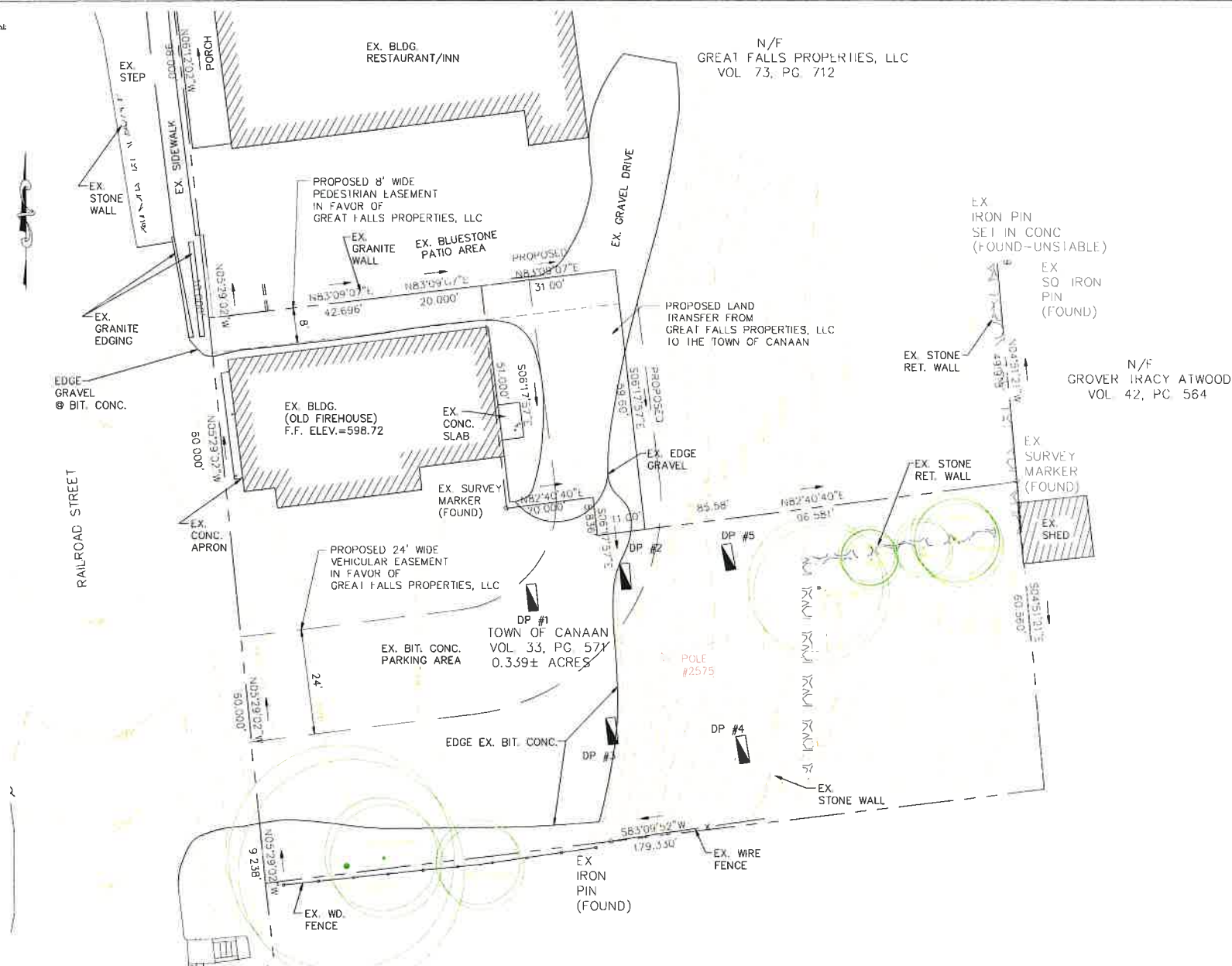
David Barger made a motion to adjourn the meeting at 7:17pm. Greg Marlowe seconded the motion; unanimous. The meeting adjourned.

Respectfully submitted by Denise Cohn, Recording Secretary

Attachments:

Map of 33 and 35 Railroad Street exchange of land and easements.

<u>TAX MAP DESCRIPTION:</u> TOWN OF CANAAN MAP 15 LOT 130 <u>OWNER:</u> C	<u>PRIORITY OWNER & ADDRESS:</u> TOWN OF CANAAN 33 RAILROAD STREET FALLS VILLAGE CT 06051
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EASEMENTS/LAND TRANSFER PLAN

REPORT OF THE
JULY 1964 SALE COMMITTEE
* * * * *

NAME	1012-SITE-
FILE NAME	9/05/202
DATE	PERMITTING
ISSUED TO	
PROJECT NO	1012