Town of Canaan – Falls Village 6.23.22

Planning and Zoning Commission

Memo – Old Fire House Building

Planning and Zoning Change of Use requirements – regarding 35 Railroad Street

1. Change of Use requirements to include -
2. Septic issues / Engineering requirements, Architectural documents.
3. Provide Engineered New Septic System plan and specification approved by TAHD including test pits in existing parking lot and B-100 Reserve location.
4. Provide As-Built of existing septic system and leaching fields if existing.
5. Provide Engineered parking lot plan on A2 Survey and specification to include
6. Removal of existing deteriorated asphalt and inadequate sub-surface material.
7. Specification for new asphalt parking lot with appropriate design to accommodate new septic system under parking lot.
8. Provide plan and specification for parking lot drainage.
9. Provide Erosion Control Plan for construction period.
10. Provide Plan and Specification for concrete retaining wall at southwest section of parking lot parallel to Railroad Street.
11. Provide designated vehicle layout and number of parking spots in new parking lot.
12. Provide buffer and landscape screen plan at parking lot and at abutting property.
13. Provide details of parking lot connection to Railroad Street.
14. Provide Engineer plan to run utility lines underground from Railroad Street Utility pole to Fire Station
15. Architectural Requirements
16. Provide Architectural plans and specification for exterior elevations with particular attention to front façade.
17. Provide Architectural plans and specification for interior renovations.
18. Provide floor plans and square footage for proposed use of each level of building.
19. Provide Architectural plans and specifications for exterior lighting at building and parking lot.
20. Financial Requirements
21. New Owner to provide Bond satisfactorily to complete work as specified with particular emphasis on new parking lot and new septic system.
22. Provide a completion Bond to ensure parking lot is completed as per Engineering plans and specifications.
23. Provide completion Bond to ensure new Septic System is completed as per Engineers plans and specification and TAHD approval.
24. Time Line Requirements
25. New Parking Lot, new drainage and new retaining wall to be completed within one year of P&Z approval.
26. New Septic System to be completed within 6 months of TAHD approval and prior to occupation of existing building.
27. Exterior Renovations to be completed within one year of plan approval.