

TOWN OF CANAAN
BOARD OF SELECTMEN, SPECIAL MEETING MINUTES
Public Hearing to discuss
Potential Sale of 35 Railroad Street
September 28, 2023 @ 7:00pm
107 MAIN STREET – SENIOR CENTER - IN-PERSON AND VIA ZOOM
FALLS VILLAGE, CT

A full recording of this meeting can be found at:
<https://www.youtube.com/watch?v=Vhj2VE29qlo>

Selectmen Members Present

Greg Marlowe, Henry Todd and David Barger – all in person

Call to order

Henry Todd called the meeting to order at 7:00pm.

A moderator was not appointed.

Henry Todd explained the sales price for 35 Railroad Street was \$300,000, as-is.

The easement issue between the Falls Village Inn and the Town of Canaan is a separate issue. It does not necessarily have to happen prior to the sale although the Selectmen are hoping the two issues can be taken care of at the same time. The easement would also require a Public Hearing and a town vote. The Falls Village Inn would be transferring a section of their property to the Town of Canaan (in back of the Firehouse building) which will make the 35 Railroad lot a conforming lot. In return, the Inn would obtain the pathway between their patio and the Firehouse building and an easement/right of way to drive through the parking lot to the back of their building for deliveries and employee parking, etc.

Henry stated they were hoping to have the Town vote the same day as the municipal election, November 7th. Giving everyone an opportunity to participate.

Greg Marlowe stated he had researched the minutes from the 1972 meeting when the property was purchased by the Town of Canaan – no restrictions or designations for use were within the minutes.

Planning and Zoning has conceptually agreed to the use of the potential owner. However, the new owner would have to go through the process required by P&Z to have the use officially approved. The Town cannot go through the process on its own because the use would not have been established for the Town. Janell Mullen, Planning and Zoning Consultant for the Town of Canaan, explained the Town would not want to go through the change of use process representing the possible new owners.

Greg Marlowe spoke of the new parking plan which will add 28 spaces to existing street parking on Railroad Street. There is a small stretch of land owned by the Town which runs along the side of the parking lot, which is not included in the sale, it is separately owned by the Town. This piece will allow for additional parking on the street (three cars per the drawing).

The question was asked if the new owners would allow public parking in the parking lot after it was sold. Greg and Henry both stated that it would be a privately owned building and the decision on parking would be up to the new owners.

It was also noted that any Town of Canaan resident that pays taxes on an asset valued at more than \$1000, can vote at the Town Meeting on the sale of 35 Railroad Street and the Easement.

David Barger made a motion to adjourn at 7:34pm. Seconded by Greg Marlowe; unanimous.

Respectfully submitted by Recording Secretary Denise Cohn.