

**PLANNING AND ZONING COMMISSION  
TOWN OF CANAAN (FALLS VILLAGE)  
REGULAR MEETING AGENDA  
HYBRID (In person and on ZOOM)**

<https://zoom.us/j/91845698986?pwd=Y4bAPt4pT3Xzs4K95oSjCcHzACoDPW.1>

108 Main Street, Falls Village, CT 06031

Thursday, July 24, 2025 at 6:30 PM

1. Call to Order & Approval of the Minutes
  - A. Regular Meeting – June 26, 2025
2. Public Comments
3. New Business
  - A. Nova Farms – Preliminary Discussion
  - B. Re-subdivision- Aspen Hill
  - C. Co-sponsored Informational Meeting Request regarding River Road Development(s)
4. Old Business
  - A. Village Center Parking Plan
  - B. Solar Committee Update
  - C. Old Firehouse Sale – Committee update
  - D. Dark Skies – Implementation (LHK and Daycare)
  - E. Rescinding of Trailers Ordinance – BOS
5. Other Business to Come before the Commission
  - A. POCD Implementation – Subcommittee Update
  - B. P&Z monthly financial report review from Town Treasurer
  - C. New Commissioner Membership Recommendation & Terms
6. Regulations Review
  - A. Supporting agriculture, farms, & local farm businesses (*Memorandum Dated April 24*)
  - B. Village Business Zone Expansion – GIS Mapping
  - C. Housing Priorities
    1. Multifamily – Village Center
    2. Duplexes and Triplexes
    3. Cluster & Co-Housing
7. ZEO Report
8. Public Comments & Official Correspondence
9. Adjournment

**ZOOM DETAILS:**

Meeting ID: 918 4569 8986 Passcode: 338085

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