

**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, September 25, 2025

**PUBLIC HEARINGS COMMENCING AT 6:00 PM
REGULAR MEETING TO FOLLOW**

PUBLIC HEARINGS

1. Re-subdivision - Aspen Hill
2. Text Amendment – Supporting Agriculture, farms, and local farm businesses

REGULAR MEETING

1. Call to Order & Approval of the Minutes
 - A. Regular Meeting – July 24, 2025
2. Public Comments
3. Discussions to follow Public Hearings (*if needed*)
 - A. Re-subdivision- Aspen Hill
 - B. Text Amendment – Supporting Agriculture, farms, and local farm businesses
4. New Business
 - A. Co-sponsored Informational Meeting Request regarding River Road Development(s)
 - B. Annual Report (24-25)
 - C. Calendar of Meeting Dates 2026
5. 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 – *Zoning Text Amendment Effective 9/11/2025*
6. 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 Guidelines (One-sheet)
7. Regulations Review
 - A. Village Business Zone Expansion – GIS Mapping
 - B. Housing Priorities
 1. Multifamily – Village Center

2. Duplexes and Triplexes
3. Cluster & Co-Housing
- C. Next Regulation Update Priority

8. ZEO Report
9. Public Comments & Official Correspondence
10. Adjournment

To Join Via ZOOM

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Meeting ID: 918 4569 8986 Passcode: 338085