

Planning & Zoning Commission
Town of Canaan
Falls Village Town Hall
108 Main Street, Falls Village, CT 06031
November 19, 2020 via Zoom

Regular Meeting

ATTENDANCE: Chairman, Fred Laser, Zoning Enforcement Officer, Tom Scott, Regular Members: Greg Marlowe, John Morrissey, Vincent Inconiglios, Alice Macchi and Alternate Members, Marc Rosen and Ruth Skovron. Absent, Regular Members, Gred Bidou and Garret Scavotto. Also Present: Janell Mullen, Host.

Community Attendance & Others: Colter Rule.

Chairman Laser called the Regular Meeting to order at 7:01 p.m. (By consensus) Chairman Laser seated Alternate Member, Ruth Skovron to sit in for absent Regular Member, Greg Bidou and seated Alternate Member, Marc Rosen to sit in for absent Regular Member, Garret Scavotto.

1. Approval of Minutes:
 - A. P&Z Public Hearing -October 14, 2020: MOTION by Inconiglios, seconded by Rosen to approve the minutes of the October 14, 2020 Public Hearing as presented, unanimous.
 - B. P&Z Regular Meeting Minutes -October 22, 2020: MOTION by Marlowe, seconded by Inconiglios to approve the minutes of the October 22, 2020 Regular Meeting as presented; unanimous.
2. New Business:
 - A. Review Digitalizing Zoning Map: ZEO Tom Scott gave an overview regarding digitalizing the zoning map and some of the overlays that could be shown (i.e. property lines, zones, soil types, topography, water bodies, infrastructure, flood zone). Host Mullen indicated that the current map provides a good visual but is difficult to work with, as some of the lines don't actually align. It was so noted that there already exists a basic digitalized zoning map that was created by the NWCOG for a different purpose and process but that it could be used as the basis map. Questions/comments/discussion.
 - B. Review Village Business Zone Extension by P&Z Commission: Overview by ZEO Tom Scott of the proposed areas previously discussed for inclusion in an expanded Village Business Zone. Discussion regarding intent to create an overlay v. Zone. Questions/comments/discussion. Host Mullen advised that the most recent Plan Of Conservation And Development ("POCD") done in 2013 reflects a planning vision and supports a mixed-use for properties; thus, the Town POCD supports the proposed expansion. Further discussion regarding implementing Phase I and/or Phase II of the proposed expansion. It was so noted that a Public Hearing would need to be scheduled for February or March, 2021. Discussion regarding mailing of notices of intention to

expand the Village Business Zone. Marlowe will work on compiling a list of affected properties so that the homeowners can receive notice, via regular mail, of the Public Hearing regarding the proposed expansion of the Village Business Zone. Host Mullen will prepare a map with a copy of the zoning regulations for the district to be included in the mailing. MOTION by Marlowe, seconded by Skovron to authorize NWCOG to prepare a digitalized zoning map for the proposed expansion of the Village Business Zone; discussion regarding payment structure to NWCOG; Chairman Laser gave an overview of a proposed billing structure (monthly billing at \$70.00 per hour, with a cap of \$5,000.00); questions/comments/discussion; comment by Skovron that the hiring of the NWCOG is a good example of why the NWCOG is so effective for small Towns, with the availability of quality, expert work at a very affordable rate; motion amendment: MOTION by Marlowe, seconded by Skovron to authorize and hire NWCOG to prepare a digitalized zoning map for the proposed expansion of the Village Business Zone, with the following billing structure approved: payment at a rate of \$70.00 per hour, with a maximum cap of \$3,200.00 (for the current budget year, which conforms to the Commission's current budget line items); unanimous by individual vote. (Chairman Laser will provide Selectman Marlowe with a Contract for review and approval by the Board of Selectmen.)

3, ZEO Report by Tom Scott: Scott read his November, 2020 report into the record. Scott referenced that he signed a route sheet for a covered porch at 92 Railroad Street and answered emails and phone calls. By consensus, the ZEO Report was accepted as presented.

4. Correspondence and Public Comments: None

5. Old Business: None

6. Any other business to come before the Commission: Century Aggregates Public Hearing to be scheduled for December, 2020. A public hearing date was set: December 17, 2020 at 6:45 p.m., via zoom, with the regular monthly meeting to commence following the Public Hearing.

7. Adjournment: MOTION by Marlowe, seconded by Rosen to adjourn the meeting; approved unanimously. Regular Meeting adjourned at 8:58 pm by Chairman Laser.