

PLANNING and ZONING COMMISSION

TOWN of CANAAN

FALLS VILLAGE TOWN HALL

108 Main Street, Falls Village, CT 06031

Regular Meeting

June 26, 2025

**Regular Meeting:**

Present: Zoning Enforcement Officer Janell Mullen, Vice Chairman Stephen Koshland. Members Eileen Kinsella, Ruth Skovron, Doug Cohn, Vincent Inconiglios, Kim Mahoney, and Kathleen Clark.

Alternate Members: Tim Metzger and Marc Rosen(remote).

Absent Members: Matthew Macchi and Chairman Greg Marlowe.

Also present: Selectman Chris Kinsella(remotely), Colter Rule, and Laura Werntz.

Seating of Alternate Member(s): By consensus, Vice Chairman Koshland seated Alternate Member Marc Rosen for absent Member Matthew Macchi and Kim Mahoney for Chairman Greg Marlowe.

Vice Chairman Koshland called the Regular Meeting to order at 6:33 pm.

**1. Call to order and approval of Minutes**

Regular Meeting Minutes- May 22, 2025. Motion by Eileen Kinsella, seconded by Cohn, to approve minutes as presented. The motion carried unanimously.

**2. Public Comments:**

Attendee Colter Rule expressed frustration that the town has had no public hearing or meaningful discussion about the River Road Development despite years of citizen concern. He urged the Planning and Zoning Commission to hold a public hearing so



residents can voice opinions and get answers. He is concerned about project viability. There are fears the site will be cleared but left unfinished. The project's location raises additional concerns and legal and procedural issues.

Attendee Laura Werntz asked about public notification for informational meetings, stressing transparency. She also raised concerns about wells, septic systems, and the lack of town water and sanitation.

ZEO Mullen clarified that Falls Village Housing Trust does not currently own the land. Habitat for Humanity is listed as the owner. A lot line adjustment must be approved before the project can proceed. A zoning permit cannot be issued until the land is legally transferred and the parcel is properly defined. The commission has renewed the site plan, which is a schematic, not a full approval. The renewal does not authorize construction—it simply keeps the project active while legal and procedural steps are completed. The commission confirmed that a public hearing was previously proposed and approved. They emphasized that no final approval can be granted until the applicant owns the land, submits a revised site plan reflecting the correct lot configuration, and completes all required legal steps. A zoning permit cannot be issued until the property is legally transferred and a lot line adjustment is approved.

ZEO Mullen recommended that Habitat for Humanity and the FV Housing Trust hold an informational meeting. Member Cohn agreed, citing a lack of public clarity. ZEO Mullen will draft a letter to Habitat and the FVHTrust for the Commission's next meeting.

### **3. Official Correspondence:**

#### **A. Litchfield County Center for Housing Opportunity-Memorandum of the Administering Agency**

ZEO Mullen reviewed the Planning & Zoning regulations and confirmed that LCCHO requirements were met. Vice Chair Koshland noted that this is a matter for the Board of Selectmen (BOS).



#### **4. New Business:**

##### **A. POCD Implementation- Subcommittee/Special Meeting Update**

Member Cohn reported that POCD representatives will begin attending municipal meetings to gather input. The BOS supports this initiative.

##### **B. P&Z Monthly Financial Report Review from Town Treasurer**

##### **C. C. FY 25-26- Adopted Budget Numbers for P&Z**

See attachment(s) 1-1

#### **5. Old Business**

##### **A. Village Center Parking Plan- no updates**

##### **B. Solar Committee Update- no updates**

##### **C. Old Firehouse Sale-Committee Updates- no updates**

##### **D. Dark Skies-Implementation (LHK and Daycare)- no updates**

##### **E. Rescinding of Trailers Ordinance-BOS at Town Meeting**

Vice Chair Koshland reported that the ordinance was voted down. He encouraged the BOS to revisit the issue. Discussion followed regarding the distinction between ordinances and zoning regulations. ZEO Mullen raised concerns about enforcement authority and potential conflicts. She will attend a proposed joint meeting with the BOS to clarify.

#### **6. Regulations Review**

##### **A. Supporting Agriculture, Farms, Local Farm Businesses**

ZEO Mullen presented her draft memorandum on supporting local farms and agri-tourism. The Commission will revisit the topic at the next meeting. See attachment (s) 2

##### **B. Village Business Zone Expansion-GIS Mapping**

Koshland noted the high cost of GIS mapping but emphasized its importance. He will seek quotes and explore options



### **C. Housing Priorities**

1. Multifamily-Village Center
2. Duplexes and Triplexes
3. Cluster and Co-Housing

*Agenda placeholder- no updates*

### **7. ZEO Report**

See attachment(s) 3

The report was accepted.

### **8. Public Comments and Official Correspondence**

No Public Comments.

Member Ruth Skovron announced her resignation. Vice Chair Koshland requested that she submit it formally to Chairman Marlowe.

Koshland motioned to add to the next meeting agenda the acceptance of Skovron's resignation and the appointment of Alternate Member Tim Metzger as a Regular Member and Kathleen Clark as an Alternate Member.

Seconded by Doug Cohn

Motioned carried unanimously

### **9. Adjournment**

Vice Chair Koshland moved to adjourn the meeting at 8:37 pm. Doug Cohn seconded the motion. The motion carried unanimously.

Respectfully submitted, Patti Fife (acting secretary)



①

Zoning Enforcement Officer	\$12,660.00	\$12,660.00	\$14,160.00	\$14,160.00	\$14,160.00	\$1,000.00	\$1,280.00	\$1,280.00	\$0.00	\$1,280.00	\$1,280.00	\$0.00	\$0.00	0.00%
Secretary	\$1,160.00	\$1,160.00	\$1,280.00	\$1,280.00	\$1,280.00	\$100.00	\$100.00	\$100.00	\$0.00	\$100.00	\$100.00	\$0.00	\$0.00	0.00%
Clerical Expense	\$150.00	\$150.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$0.00	\$100.00	\$100.00	\$0.00	\$0.00	0.00%
Postage	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$1,000.00	\$1,000.00	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$0.00	0.00%
Misc.	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$1,001.00	\$1,001.00	\$1,000.00	\$1,000.00	\$1,000.00	0.00%
Attorney	\$2,000.00	\$2,000.00	\$1.00	\$1.00	\$1.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	0.00%
Consultant/Engineer/Planner	\$20,000.00	\$20,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	50.00%
Publication Expenses	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	0.00%
Mileage	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$29,160.00	\$29,160.00	\$29,160.00	\$26,160.00	\$26,160.00	\$26,160.00	\$26,160.00	\$26,160.00	261.00%
ZEO/Planner (New 25-26)														
Total	\$37,770.00	\$37,770.00	\$27,341.00	\$27,341.00	\$27,140.00	\$35,591.00	\$31,592.00	\$4,251.00	15.55%					



12:00 PM  
06/17/25  
Accrual Basis

1-A

**Town of Canaan**  
**Account QuickReport**  
July 2024 through May 2025

Type	Date	Num	Name	Memo	Split	Amount
<b>1011 Planning &amp; Zoning Comm</b>						
<b>1011-101 Zoning Enforce Officer</b>						
Check	07/29/2024	47720	CYW	August - 1011...	Checking	1,350.00
Check	09/10/2024	47926	CYW	1011-101 #12...	Checking	1,350.00
Check	09/30/2024	48021	CYW	1011-101	Checking	1,260.00
Check	11/18/2024	48226	Janell Mullen	1011-101	Checking	1,080.00
Check	12/09/2024	48332	CYW	1011-101	Checking	1,080.00
Check	01/06/2025	48443	CYW		Checking	1,080.00
Check	02/03/2025	48541	CYW		Checking	1,080.00
Check	03/03/2025	1294	CYW	Feb ZEO	Accounts Paya...	1,080.00
Bill	03/03/2025	1295	CYW		Accounts Paya...	0.00
Bill	03/31/2025	1307/...	CYW		Accounts Paya...	1,080.00
Bill	04/28/2025	1310/...	CYW		Accounts Paya...	1,620.00
						<u>12,060.00</u>
Total 1011-101 Zoning Enforce Officer						
<b>1011-104 Secretary</b>						
Paycheck	12/17/2024	48381	Alice Macchi		Checking	640.00
Paycheck	04/14/2025	48815	Alice Macchi		Checking	480.00
						<u>1,120.00</u>
Total 1011-104 Secretary						
<b>1011-211 Misc</b>						
Check	08/27/2024	47891	Department of Enivr...	Land Use Fee...	Checking	174.00
Bill	04/23/2025		Department of Enivr...		Accounts Paya...	812.00
						<u>986.00</u>
Total 1011-211 Misc						
<b>1011-403 Publication Exp</b>						
Bill	02/10/2025		REPUBLICAN AME...		Accounts Paya...	199.38
Bill	03/11/2025		REPUBLICAN AME...		Accounts Paya...	174.68
						<u>374.06</u>
Total 1011-403 Publication Exp						
<b>1011-473 Consultant/Eng</b>						
Check	07/29/2024	47720	CYW	August - 101...	Checking	720.00
Check	09/10/2024	47926	CYW	1011-473 #12...	Checking	900.00
Check	09/30/2024	48021	CYW	1011-473	Checking	540.00
Check	12/09/2024	48332	CYW		Checking	360.00
Check	01/06/2025	48443	CYW		Checking	630.00
Check	02/03/2025	48541	CYW		Checking	720.00
Check	03/03/2025	1294	CYW	Feb	Accounts Paya...	0.00
Bill	03/03/2025	1295	CYW		Accounts Paya...	450.00
Bill	03/31/2025	1307/...	CYW		Accounts Paya...	720.00
Bill	04/28/2025	1310/...	CYW		Accounts Paya...	360.00
						<u>5,400.00</u>
Total 1011-473 Consultant/Eng						
<b>1011-801 Mileage</b>						
Bill	03/05/2025	Mileag...	Janell Mullen		Accounts Paya...	144.32
						<u>144.32</u>
Total 1011-801 Mileage						
Total 1011 Planning & Zoning Comm						<u>20,084.38</u>
<b>TOTAL</b>						<u><u>20,084.38</u></u>



(2)

**TOWN OF FALLS VILLAGE (CANAAAN), CT**  
**PLANNING & ZONING COMMISSION**

Memorandum regarding Agriculture & Agri-tourism

*Prepared by Janell Mullen, Consultant Planner for April 24, 2025 and updated for June 26, 2025*

**BACKGROUND INFORMATION & CURRENT REGULATIONS:**

The Town of Canaan (Falls Village) Zoning Regulations currently does not include a definition of agriculture. Most CT towns utilize the statutory definition (CGS §1-1 (q)) as it encompasses the breadth of agricultural uses that are possible in CT. This definition was recently amended to specify that cannabis production is not agriculture.

The term "Farm" is currently defined (*page 91*) as "a tract of land, whether as a principal use or an accessory use, for producing agricultural, horticultural, floricultural, vegetable, tree, or fruit products, and also including the raising of horses and other farm animals but excluding the slaughtering of animals not raised on the premises.

Farming –the activities conducted on a farm.

In **Section 2. Residential Zones**, Farm or farming is a permitted principal use "No permit required" in all zones (Village Residential, Residential/Agricultural, and Mountain Residential) (*page 9*).

In **Section 2.4, Permitted Accessory Structures**, accessory farm structures (Barns and agricultural outbuildings accessory to a farming use) are majorly allowed by zoning permit in all residential zones. A farm stand of more than 400 square feet requires a Special Permit.

In **Section 3.2, Rural Business Zone**, Farm and farming, including a farm stand is a permitted principal use (*page 21*)

In **Section 3.3 Light Industrial Zone**, farm or farming, is a permitted principal use (*page 25*).

**WHAT THE POCD SAYS ABOUT AGRICULTURE USES:**

The recently adopted Plan of Conservation and Development (POCD) **Section 3.3 Encourage Working Lands** includes the following policies:

1. Continue to encourage farms, farming, and agricultural and forestry operations.
2. Support educational programming (such as Great Mountain Forest and VoAG at HVRHS) that will support current and future agriculture.
3. Maintain awareness of funding for farmland protection available through Agriculture Viability Grants from the CT Department of Agriculture.
4. Support efforts by local farms and non-profit organizations to encourage working lands.



This section includes the following action steps:

1. Evaluate local regulations to enable more diverse activities on farms and support local farming and farm businesses.
2. Investigate additional ways to enhance and promote the viability of local farms, farming, and farm businesses.

Action step 1, as mentioned above, was assigned specifically to the Planning and Zoning Commission (P&Z) as the lead.

#### EXAMPLES IN NEIGHBORING TOWNS:

The P&Z has decided to look to expand permissible farm uses to include more aspects of Agri-tourism (the combination of a farming operation with aspects of tourism which includes the generation of income and/or the attraction of visitors to a farm) and farm-related events.

For example, in 2019 the Town of Cornwall amended its agricultural regulations to allow for:

- Farm stays
- Farm wineries, cideries, and/or breweries
- Educational tours and tastings
- Farmer's Markets and Farm Stores

Accessory aspects of farming such as u-pick operations, hayrides, corn-mazes, farm stands and farm tours require a Zoning Permit.

The Town of Morris revamped its regulations associated with farming in 2023 to allow for:

- Agriculture events such as farm dinners and other seasonal offerings
- Accessory uses to agriculture may include pick your own operations, horseback riding, carriage/sleigh rides, farm tours, corn mazes, farmers' markets, CSA pick-ups, and/or farm demonstrations
- Agri-tourism (eg Thursday Socials at South Farms)
- Farm Business – an establishment associated with an active farm which sell and/or serves agricultural products that may be produced on or off-site. Examples may include a retail farm store, a farm brewery, winery, farm restaurant/market and/or a combination of these uses.

As a Right to Farm Town, the Town of New Hartford requires any new residential use that abuts a working farming to establish the minimum of a 75' foot setback. This buffer requirement protects the farm from being subject to nuisance complaints ensures that the residential property owner is buffered from any herbicides, pesticides, manure, and/or other externalities that are inherent in farming. It is the new developer's responsibility and not the farmer's responsibility to enhance their setback.



This should be updated to Section 2.3 Permitted Farm Structures & Accessory Uses and include the following:

ZONE	Village Residential	Residential/ Agricultural	Mountain Residential
<b>ACCESSORY FARM STRUCTURES</b>			
1. Barns and agricultural outbuildings accessory to farming use.	Zoning Permit	Zoning Permit	Zoning Permit
2. Farm stand accessory to a farming use of 400 square feet or less	By Right (no permit)	By Right (no permit)	By Right (no permit)
3. Farm business/farm store accessory to a farming use of more than 400 square feet	Special Permit	Special Permit	Special Permit
4. Accessory Uses to Agriculture	Zoning Permit	Zoning Permit	Zoning Permit
5. Agri-tourism and/or events on farm property	Special Permit	Special Permit	Special Permit

Section 2.6 Special Residential Regulations shall include **F. Agricultural Uses, Structures, and Agri-tourism.**

3. This new section **F. Agricultural Uses, Structures, and Agri-tourism** shall include:

1. **Purpose**

Agriculture has always been an integral part of Canaan (Falls Village's) economy, culture, and landscape. These regulations seek to support traditional agricultural practices as well as provide flexibility for innovative methods and practices in support of viable farm businesses and the local economy. These regulations permit farming in all residential zones, as well as within the Light Industrial Zone, allows farming activities consistent with the state's definition of agriculture, and provides opportunities for accessory agricultural uses, farm businesses, and agri-tourism. Careful consideration has been given to encourage the preservation of tracts of farmland, which includes significant open fields, prime agricultural soils, historic barns, and scenic vistas.

2. **Definitions**

Accessory Uses to Agriculture – These uses shall be ancillary to a farming operation and may include, but are not limited to, the following:

- Pick your own operations



## PROPOSED AMENDMENTS:

1. Update current definition (Section to align with Connecticut General Statutes §1-1 (q) to expand current definition and include within **Section 8 Definitions**:

**Agriculture** – “farming” As defined by CGS §1-1 (q): Cultivation of the soil, dairying, forestry, raising or harvesting any agricultural or horticultural commodity, including the raising, shearing, feeding, caring for, training, and management of livestock, including horses, bees, poultry, fur-bearing animals, and wildlife; the operation, management, conservation, improvement, or maintenance of a farm and its buildings, tools, and equipment.

Accessory uses shall include salvaging timber or clearing land of brush or debris left by a storm, as an incident to such farming operations; the production or harvesting of maple syrup or maple sugar, the harvesting of mushrooms, the hatching of poultry, or the construction, operation, or maintenance of ditches, canals, reservoirs or waterways used exclusively for farming purposes; handling, planting, drying, packaging, processing, freezing, grading, storing or delivering to storage or to market, or to a carrier for transportation to market, or for direct sale of any agricultural or horticultural commodity as an incident to ordinary farming operations, or in the case of fruits and vegetables, as an incident to the preparation of such fruits and vegetables for market or for direct sale.

The term “farm” includes farm buildings, and accessory building thereto, nurseries, orchards, greenhouses, hoop houses, and other temporary structures or other structures used primarily for the raising and, as an incident to ordinary farming operations, the sale of agricultural and horticultural commodities. The terms “agriculture” and “farming” do not include the cultivation of cannabis.

2. Within **Section 2 Residential Zones**, Accessory Farm Structures are permitted as follows:

ZONE	Village Residential	Residential/ Agricultural	Mountain Residential
<b>ACCESSORY FARM STRUCTURES</b>			
1. Barns and agricultural outbuildings accessory to farming use.	Zoning Permit	Zoning Permit	Zoning Permit
2. Farm stand accessory to a farming use of 400 square feet or less	Zoning Permit	Zoning Permit	Zoning Permit
3. Farm stand accessory to a farming use of more than 400 square feet	Special Permit	Special Permit	Special Permit



- Hayrides/sleighrides/horseback rides
- Educational Farm Tours
- Corn mazes, pumpkin patches, and other seasonal attractions
- CSA pick-ups
- Farm demonstrations

Accessory uses to a working farm may include a combination of activities like those listed above and which are connected to the undertakings of a working farm to promote/sell products and/or practices of a working farm. If any accessory use and/or combination of agricultural uses consistently attracts 25 or more individuals to the premises of a working farm simultaneously, that use shall be considered Agri-tourism and permitted as such.

Agriculture - As defined by CGS §1-1 (q)

Agri-tourism – The combination of a farming operation with aspects of tourism which includes the generation of income and/or the attraction of visitors to the setting of a farm. Agri-tourism as a use attracts many visitors (greater than 25 individuals at any given time) to a working farm and includes an event such as farm dinners, weddings, workshops, etc.

Farm stand – A structure established for the display and sale of farm products which primarily have been grown on the premises and:

- (1) Shall not exceed 400 square feet
- (2) Shall adhere to the setback requirements required in the applicable zone
- (3) Shall provide at least one (1) off street space as a safe vehicular pull-off for each fifty square feet (50 sf) of building area and shall provide for safe vehicular ingress/egress to and from the public roadway
- (4) May include on-site signage

Farm Business/Farm Store- an establishment associated with an active farm and/or a conglomerate of active farms which sells or serves agricultural products that may be produced on/or off site. Examples of a farm business may include but are not limited to, a grocery food co-op, farm brewery or winery tasting room and retail store, a farm café and/or restaurant, an establishment offering farm stays, workshops open to the general public, and/or a combination of these uses.

### 3. Additional Provisions

- a. Modifications – any expansion and/or modification of an agricultural use that requires permitting shall be brought to the attention of the ZEO on behalf of the P&Z. When considered to be more impactful than the current authorized use(s), the ZEO and P&Z Commission may require a new application be considered.



- b. Multiple Uses- More than one (1) agricultural accessory use may be authorized on a single property. The proposed agricultural, accessory uses, and agri-tourism uses will be considered cumulatively when determining compliance.
- c. Lighting-All outdoor lighting associated with accessory agricultural uses and Agri-tourism shall adhere to **Section 5.6 Outdoor Illumination & Dark Sky Principles**
- d. Signage- All signage shall comply with **Section 5.4 Sign Standards**.
- e. Parking – All farm uses shall provide adequate off-street parking. Parking areas shall not encroach on property setbacks. In general 1 space should be provided per 250 feet of gross floor area (see also **Section 5.2 Parking & Loading**).
- f. Sanitary Systems- All on-site water and sanitary systems shall be adequately sized and in suitable condition to serve the proposed use(s). TAHD approval shall be included with the application materials (if applicable).
- g. All activities associated with agricultural and agri-tourism uses shall comply with all local, state, and Federal regulations. Approval of plans by other regulatory agencies (eg Building Official, Fire Marshal, local area health district, Inland Wetlands Commission, public safety) shall be obtained when applicable.



# ZONING REPORT

Town of Canaan (Falls Village) Planning and Zoning Commission  
108 Main Street | Falls Village, CT 06031

3

*Prepared for and issued at the regular meeting on June 26, 2025*

## Zoning permits issued:

1. **119 Under Mountain Road** - addition (28' x 24')

## Zoning Inquiries:

1. **107 Main Street** - follow up with tenant regarding sign off for Health Dept.
2. **166 Sand Road** - meeting with property owner to discuss prospective use (event space) and the process for petitioning the Commission for a zoning text amendment
3. **60 Music Mountain Road** - communication regarding the establishment of an efficiency unit on property
4. **81 Dublin Road** - property owner inquiry regarding trenching for cable - no permit required but property owners should verify whether or not there are wetlands within the vicinity
5. **River Road** - inquiries from Laura Werntz regarding FOIA requests, Certificate of Special Exception, and other questions involving River Road Homes proposal
6. **12 Battle Hill Road** - inquiries regarding addition to pre-existing nonconforming house with barn and zoning permit expirations

## Misc:

1. **Home Business application** has been made available online
2. **Special Exception Application** to be updated with Renewal Option
3. **HB5002** - Housing Bill related information sharing amongst planners

## Referrals:

1. **P&Z to BOS** - Adoption if Trailers regulations; follow up step for BOS to rescind Ordinance at upcoming Town Meeting; **vote failed**.

## Public Ads:

River Road Homes - P&Z Renewal (June 2, 2025)

## Training Opportunities:

**UConn's Land Use Academy:** <https://clear.uconn.edu/training/land-use-commissioner-training/>

**\*\*Please use [planningandzoning@canaanfallsvillage.org](mailto:planningandzoning@canaanfallsvillage.org) as my address email for all functions associated with Planning and Zoning and the Town of Falls Village.\*\***

*Respectfully submitted,  
Janell M Mullen, Planning Consultant*