

PLANNING AND ZONING COMMISSION

TOWN OF CANAAN

FALLS VILLAGE TOWN HALL

108 Main Street, Falls Village, CT 06031

Regular Meeting Minutes

July 24, 2025

Attendance

Present: Zoning Enforcement Officer Janell Mullen, Chairman Greg Marlowe, Vice Chairman Stephen Koshland. Members: Eileen Kinsella, Doug Cohn, Vincent Inconiglios, Kim Mahoney, Matthew Macchi.

Alternate Members: Marc Rosen, Tim Metzger

Absent: Ruth Skovron

Also Present: Kathleen Clark, First Selectman Dave Barger, Selectman Chris Kinsella, representatives from Aspen Hill Development and Nova Farms, Colter Rule.

Remotely Present: Alternate Member Marc Rosen, John Kenyon, Jay Teol

Seating of Alternates: None

1. Call to Order and Approval of Minutes

Chairman Marlowe called the meeting to order at 6:34 p.m.

Minutes from the June 26, 2025, Regular Meeting were reviewed. After discussion, the Commission agreed to a new protocol requiring all supplemental memos to be included as attachments for transparency.

Motion to approve the amended minutes by Inconiglios, seconded by Vice Chair Koshland; carried unanimously.

(See amended June Minutes online or on record at Town Hall)

2. Public Comment

Resident Colter Rule read his memo requesting a Town Meeting regarding the River Road Development, citing concerns over history, finances, taxes, and transparency.

(See Attachments 1-1c)

The Commission agreed to organize an informational session with Falls Village Housing Trust, Habitat for Humanity, and relevant stakeholders. A letter will be issued requesting their cooperation.

3. New Business

Chairman Marlowe requested, and the commission approved, switching agenda items 3.B and 3.A. An additional line item, 5.D, regarding the August meeting was also added to the agenda.

B. Aspen Hill – Re-Subdivision Proposal

Aspen Hill Development presented a subdivision plan including:

- Expansion of Lot 4A from 6 to 28 acres
- Creation of two new interior lots (26 and 31 acres)
- Discussion of shared driveways and 50-ft accessway requirement

The subdivision regulations will be reviewed before the September meeting.

A. Nova Farms – Preliminary Discussion

Nova Farms representatives presented a proposal for outdoor cannabis cultivation on approximately 10 acres of agricultural land.

Highlights:

- Sun-grown; low-impact cultivation
- No retail sales: products transported off-site
- Focus on sustainability and local job creation
- No use of fans, pesticides, or signage

The Commission expressed interest and support. Further discussion will occur during agricultural zoning updates.

(See Attachments 2–2q)

Draft Regulations Reviewed:

- Cannabis added to agricultural definitions
- Revised farm stand thresholds
- Streamlined permits for accessory structures

Public Hearing Scheduled: September 25, 2025, at 6:00 p.m.

C. Co-Sponsored River Road Informational Session

A letter was prepared and approved inviting FVHT and Habitat to co-host the River Road Homes informational meeting.

(See Attachment 3)

Motion to issue letter by Vice Chair Koshland, seconded by Inconiglios; carried unanimously.

4. Old Business

A. Village Center Parking Plan: On hold

B. Solar Committee: Transition of leadership underway

C. Old Firehouse Sale: Easement and land transfer approved by TAHD

D. Dark Skies Implementation: Daycare lighting resolved; LHK fix pending

E. Trailers Ordinance: Awaiting Board of Selectmen vote to rescind outdated language

5. Other Business to Come before the Commission

A. POCD Subcommittee Update: No updates

B. P&Z Financial Report Review: Reviewed *(See Attachments 4–4a)*

C. Commissioner Membership Update:

- Official resignation of Ruth Skovron accepted
- New appointment recommendations pending BOS approval

D. August Meeting Correction: Meeting posted in error; no meeting scheduled

Motion to cancel August meeting by Kinsella; seconded by Koshland; carried unanimously.

6. Regulation Review

A. Supporting agriculture; local farms and Businesses (memorandum)

ZEO Mullen presented updates to her memorandum.

Motion to finalize at the September 25th scheduled Public Hearing at 6:15 by Koshland; seconded by Kinsella; carried unanimously.

B. Village Business Zone – GIS Mapping

Vice Chair Koshland will invite BOF to the Commission's October meeting to present both the costs associated with GIS mapping and to articulate the necessity of implementing this technology.

C. Housing Priorities

Agenda Placeholder -No updates at this time

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

7. ZEO Report- reviewed.

(See Attachment 5)

8. Public Comment & Official Correspondence

No public comments recorded.

Chairman Marlowe read Ruth Skovron's resignation letter and welcomed Kathleen Clark as a future member. A letter will be sent to the Board of Selectmen requesting approval of recommended appointments.

9. Adjournment

Motion to adjourn at 8:29 p.m. by Vice Chair Koshland; seconded by Metzger; carried unanimously.

