

ffifeppat@outlook.com

From: Zoning Officer <planningandzoning@canaanfallsvillage.org>
Sent: Thursday, July 24, 2025 6:39 AM
To: Greg Marlowe; Kimberly Mahoney; Stephen Koshland; Matt Macchi; EILEEN KINSELLA; Doug Cohn; planningandzoning.metzger@gmail.com; Marc Rosen; Vincent Inconiglios; Kathy Clark
Cc: PATRICIA FIFE
Subject: Fwd: Dear P and Z and Selectpersons..Re: Town Hearing on River Road
Attachments: Letter to P&Z (Sept 23_ 2020 Meeting)-2.pages; FVHT Petition 2020.pdf

Good morning Commissioners,

Please find attached Official Correspondence from Colter Rule. This will be brought to your attention this evening, but I wanted to pass it along so that you can take the time to read it in advance.

Thanks so much and see you this evening,
Janell

----- Forwarded message -----

From: Colter Rule <colterrule@gmail.com>
Date: Wed, Jul 23, 2025 at 7:31 PM
Subject: Dear P and Z and Selectpersons..Re: Town Hearing on River Road
To: Canaan Selectmen <selectmen@canaanfallsvillage.org>, First Selectman <FirstSelectman@canaanfallsvillage.org>, <planningandzoning@canaanfallsvillage.org>
Cc: Laura Werntz <laurawerntz@gmail.com>

I see there is listed on The Agenda for the P+Z meeting July 24....an item, #3A..under New Business...titled "Co-sponsored Informational Meeting Request regarding River Road Development" Bravo !

Yes, I have lately, verbally been requesting such a Town Meeting and am doing so, now, formally in writing. As you may know, at the time of the original application for Site Plan approval in 2019-2020, there was much well-publicized resistance (Letter to P&Z, Oct 20', attached) and myriad questions plus a neighbor-wide effort to get a Town Meeting, at the very least. We petitioned (attached, recorded in Town Hall) and got 70+ signatures for a Town Meeting and an up or down vote on River Road. Rejected by the First Selectman. The First Selectman just wouldn't have it. The 2020 P+Z, in the depths of Covid, was not willing to get a meeting done. Since, there have been a number of easily-arranged Town Meetings on various subjects. Paid Fiber Optic for the whole town and others.

Now, finally, your thoughtfulness has begun to make a Town Meeting a reality.

This "development" NEEDS a Town Meeting, announced and publicized well in advance . The entire Town must realize the ramifications this development will have on our pockets and our lives. Everywhere you look on these grants/financing, there are questions about including the Town in the process. Let's begin.

There are so many questions still unanswered. Will the development be finished once the clear-cutting and grading has been completed, guaranteed ? Will all the financing be in place beforehand to guarantee that the lot will not be left clear cut and an eyesore ? Will it pay taxes ? Who will live there ? What are the rents ? Will Town residents get preference ? What will be the added costs to the Town ? What if the development can't keep it's books balanced. What responsibilities will the Town have should it go "belly Up" ? Are people aware that these "affordable" developments are only affordable for 30 years, then go "private". By whom and how will it be managed ? Will their finances be public information ? The Town needs to know.

Again, thanks for putting this on the agenda. Looking forward to your discussion.

Best... In Gratitude...Colter Rule

September 23, 2020

Planning and Zoning Commission
Town Hall Canaan
Falls Village Town Hall
108 Main Street
Falls Village, CT 06031

Dear Members:

We are residents, homeowners and taxpayers in Falls Village. We strenuously oppose the Falls Village Housing Trust's (the "FVHT") application to build a large, multi-unit apartment complex (the "Apartment Complex") on the River Road property (the "River Road Property"). Due to the limitations for in-person community meetings as a result of COVID-19 and the technological difficulties for our voices to be heard over Zoom meetings, resulting in a lack of robust public debate, we kindly request that you include this letter in the official record of the September 23, 2020 Planning and Zoning Commission's (P&Z) meeting, which outlines some, but not all, of our reasons why the FVHT's application must be rejected.

1) **The River Road Property is not legally designated as an IHZ.**

Many of the signatories below have made multiple requests in writing and in person, including at the P&Z meetings on June 25, 2020 and July 23, 2020 and multiple FOIA requests, for the legal record that the River Road Property was properly designated as an incentive housing zone ("IHZ"). Months later, our repeated requests still have not been answered and we have been unable to find any record that the River Road Property was ever rezoned as an IHZ in accordance with the Connecticut state statutes and the Falls Village Zoning Regulations. For the reasons stated in our letter that was submitted into the record of the July 23, 2020 P&Z meeting, including that (a) proper notice was not given to adjacent property owners, (b) notice was not published in the local newspaper, (c) the minutes of the P&Z meeting approving the IHZ designation do not include evidence of the notice, (d) the notice is not recorded in the town clerk's office and (e) the vote designating the IHZ designation was not certified, signed by the town clerk or embossed with the town seal, we reiterate our conclusion that the rezoning of the River Road Property as an IHZ never occurred. Therefore, FVHT's application to build a large, multi-unit apartment building at the River Road Property cannot legally be approved.

2) **The River Road Property is not eligible to be designated as an IHZ.**

According to the Zone Adoption Application and Instructions for the State of Connecticut's Housing for Economic Growth Program, the River Road Property does not meet any of the requirements to be designated as an IHZ.

Petition

To the Town Clerk, Town of Canaan

Whereas: the Falls Village Housing Trust's planned 16 unit, 29 bedroom development in Lime Rock Station will have unknown fiscal costs and far-reaching ramifications for our Town, Town Budget and Mil Rate.

Whereas: The Falls Village Planning and Zoning Commission has failed to show proof that the 2013 Change of Zoning from Residential to Incentive Housing Zone of the Lime Rock Station property was ever, as required: Legally Announced (in our Local paper) with Certified Notice to neighbours or adjoining (none), Attended by the Public (none), inviting Public Comments (none) or was ever Fully Certified or Approved by the State of Connecticut or was regularly Re-certified (annually, required) as Valid or Compliant by State Statutes.

We, the undersigned, being duly qualified to vote in the Town of Canaan, State of Connecticut hereby petition to:

Request that the Board of Selectman shall hold a paper ballot Town Referendum vote (within in 3 weeks of this filing) on The Falls Village Housing Trust's application which shall read:

"Shall the Town Government, its Committees and Commissions approve the Falls Village Housing Trust's application to build a 16 unit, 29 bedroom development in Lime Rock Station ? Yes or No."

This petition is intended to be in full accordance with Connecticut Statute section 7-1

	SIGNATURE	DATE	PRINTED NAME	ADDRESS
1	<u>[Signature]</u>	<u>9/19/20</u>	<u>JOHN ALLEN</u>	<u>145 BEEBE HILL RD.</u>
2	<u>[Signature]</u>	<u>9/12/20</u>	<u>Jessica N. Allen</u>	<u>145 Beebe Hill Rd.</u>
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				

STATEMENT BY CIRCULATOR:

Under the provisions of State Statute Section 7-9, I hereby confirm that each of the persons whose name appears on this page signed this petition in my presence and that I know this person or this person satisfactorily identified him/herself to me. Further, I confirm that all signatures on this page have been obtained not earlier than six months prior to the filing of this petition.

<u>[Signature]</u>	<u>JOHN ALLEN</u>	<u>9/19/20</u>	<u>145 BEEBE HILL RD</u>
Signature of Circulator	Printed Name	Date	Address of Circulator



NOVAFARMS



Towns of Litchfield County

What We're Looking To Do

Nova Farms CT: Cultivating Opportunity in the Litchfield Hills

Nova Farms is proud to expand its cultivation operations into Connecticut, with a focus on the agricultural legacy of the Litchfield Hills. As a vertically integrated cannabis company with established roots in Massachusetts, New Jersey, and Maine, we're committed to growing responsibly and collaboratively, just as we've done across five states.

While cannabis still faces stigma, Nova Farms has always prioritized its healing potential. From the start, we've developed high-quality medical products that improve lives, guided by honesty, transparency, and a deep commitment to community well-being.

Founded by a small team of entrepreneurs, we've grown thoughtfully—from securing licenses to cultivating sustainable farmland—balancing innovation with local values. Our dispensaries in NJ, MA, and ME reflect our core principles: safe, regulated cannabis, strong local partnerships, and job creation.

In Connecticut, we aim to build a lasting presence by partnering with a town that values economic growth, agricultural preservation, and responsible land use. With the right municipal collaboration, we're confident we can establish a model outdoor cultivation site that benefits the local economy while upholding environmental and public safety standards.



NOVA
FARMS

Nova Farms

Advancing Healthcare, Sustainability, and Economic Growth Through Cannabis in Connecticut

Nova Farms is proud to bring our award-winning, healthcare-centered cannabis cultivation model to Connecticut. With a proven track record in Massachusetts, we are expanding our operations to provide high-quality, sun-grown cannabis that aligns with public health goals, environmental responsibility, and economic development.

A Public Health-Centered Vision

We believe cannabis is a therapeutic tool—not a commodity. Our Connecticut site will prioritize medical patients, offering safe, clinically informed alternatives for chronic pain, anxiety, and other conditions. Our formulations are designed to support deprescribing efforts and reduce reliance on opioids and other pharmaceuticals.

Sustainable, Science-Driven Cultivation

Outdoor, sun-grown cultivation reduces environmental impact while enhancing cannabinoid and terpene profiles critical to patient care. Our methods exemplify a responsible, research-based approach that supports both human and environmental health.



Nova Farms



Driving Innovation and Access

Our new facility will serve as a research and innovation hub, advancing new delivery systems like sublinguals, lozenges, and precision-formulated cannabinoid blends. We aim to elevate cannabis to the standards of modern medicine—accessible, effective, and reliable.

Economic Development for Connecticut

We are committed to local job creation, workforce training, and community partnerships. By investing in Connecticut's people and land, we aim to build an industry rooted in equity, innovation, and long-term value.

A Responsible Path Forward

Nova Farms is ready to work with municipal and state leaders to build a model of cannabis cultivation that reflects Connecticut's values: public health, sustainability, and inclusive economic opportunity. Together, we can reimagine cannabis not as a recreational indulgence—but as a cornerstone of 21st-century healthcare.

We Understand

- New and unfamiliar businesses are unknown and therefore can be misconstrued.
- The unknown can create fear, let us help you navigate it.



- We currently operate TWO successful outdoor cultivation sites:
 - Sheffield, MA & Thorndike, ME
 - Our cultivation site in Sweedsboro, NJ will be the third in our collection and the largest yet!

NOVA
FARMS

NOVA IS HERE TO SAY:



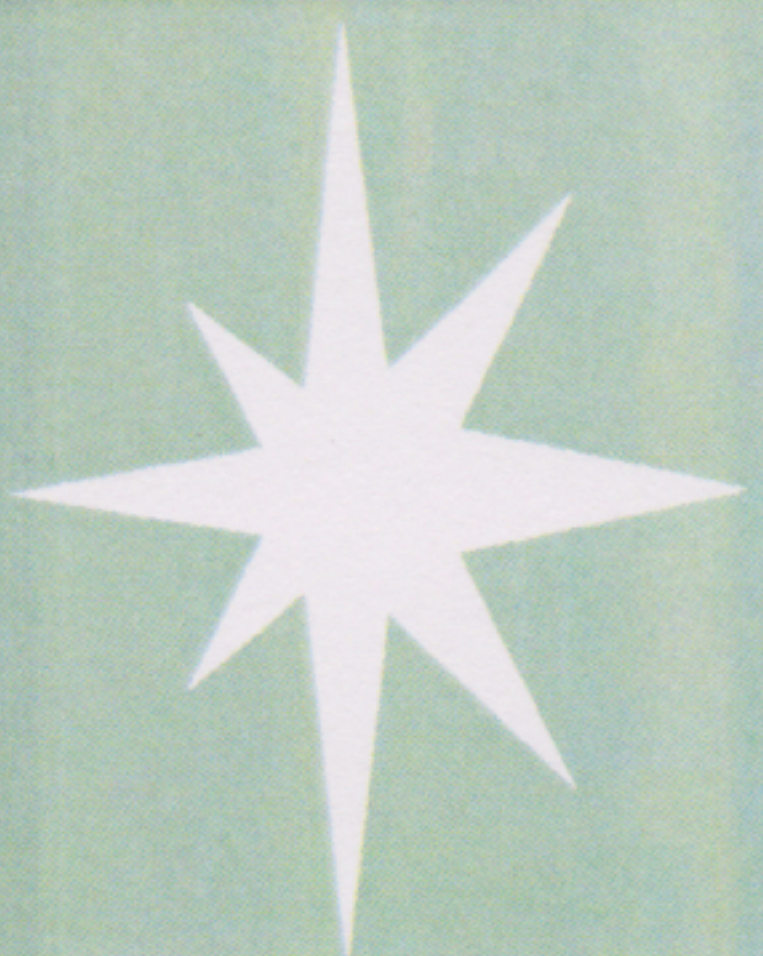
Our outdoor cultivation operations are safe and secure.

Between our two current outdoor operations, we have NEVER had issues, including but not limited to:

- an increase in crime, traffic, water usage, contamination, etc.

Although outdoor cannabis cultivation may be new to the Towns of Litchfield County, it is not new to Nova Farms and we vow to bring only the best practices to your town.







Nova is a Great Neighbor

In the past...

- We have refurbished old farmhouses and properties to make them more visually appealing.
- We have concealed fences by picking properties where the grow is far away from the access roads.
- We have renovated the interior of barns while restoring and maintaining the outside appearance.





AREAS OF CONCERN: SAFETY/SECURITY

Nova Farms the Towns of Litchfield County will be equipped with the following:

- a security monitoring and control system that is modern, state-of-the-art, and fully networked.
- a security system that has failure notification in place, which will send a notification to the cultivation facility within 5 mins of the failure.
- an access control and alarm monitoring system along with a digital video system co-located under a single platform interface.
- an airtight visitor management system processes for documenting and monitoring all visitor to the site.



....and then some!

12.



EXAMPLE SITE SECURITY LAYOUT

[illegible]

AREAS OF CONCERN: CRIME

The “crime debate” has mostly focused on dispensaries nationwide

- According to Regional Science and Urban Economics Journal, cannabis dispensaries “lowered” crime rates by 19% per 10,000 residents

- The study also indicated a 93% reduction in non-violent crimes

In terms of outdoor cultivations, there is

NO evidence of an increase in crime.



AREAS OF CONCERN: ODOR

- The only time that outdoor cannabis can be pungent is during harvest time
- Nova harvests its crop within 5 days because it flash freezes its crop
- Nova has **NEVER** received a complaint about odor as it dissipates outdoors



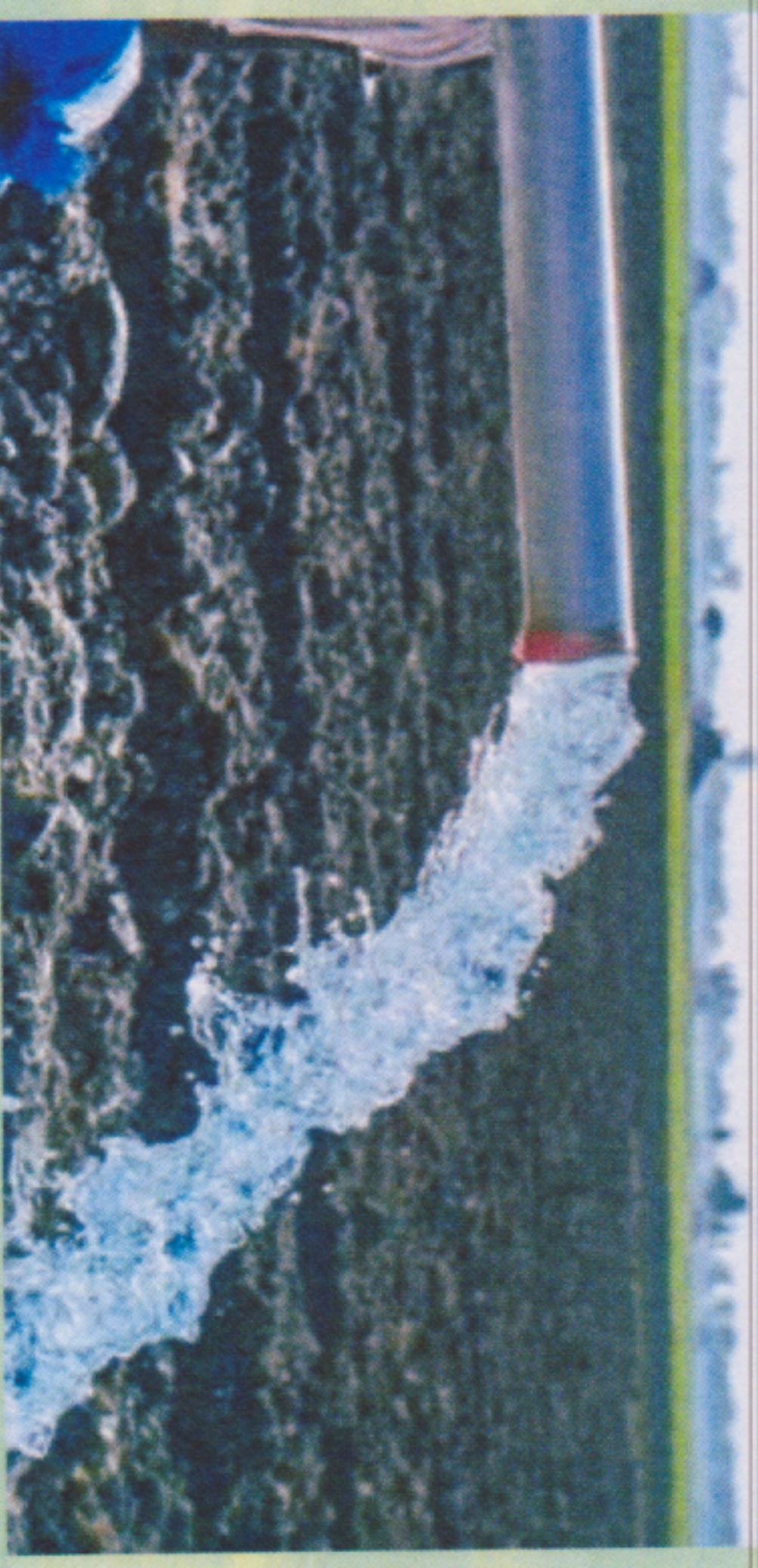
AREAS OF CONCERN: TRAFFIC

- Outdoor grows are very private
- Besides minimal deliveries, as any other business, there is little to no traffic that will occur
- The only vehicles that go to the cultivation site are from the employees and for deliveries.



AREAS OF CONCERN: WATER USAGE

- Nova Farms' environmental impact in MA is analyzed by the Resource Innovation Institute, a non-profit that analyzes and grades agricultural organizations for environmental impacts
- Nova Farms' PowerScore as measured from 2/20 to 1/21 for Water Efficiency & Usage scored in the 100th percentile at only 1.26 gallons/sq ft
- Nova used 564,000 gallons of water from 2/20 to 1/21; an average 4 person household uses 100,000 gallons per year
- In a typical year of rainfall, an acre of land receives 1 million gallons of water



NOVA IS AN ENVIRONMENTAL STEWARD

- We promote organic and sustainable agricultural practices utilizing sun and rain
- The proposed the Towns of Litchfield County farm would have one million bees to pollinate our flowers and help the environment; along with local honey
- A clean and organic grow
 - Nova DOES NOT use any pesticide or herbicide that has a registered mark with the EPA.



ECONOMIC BENEFITS TO the Towns of Litchfield County

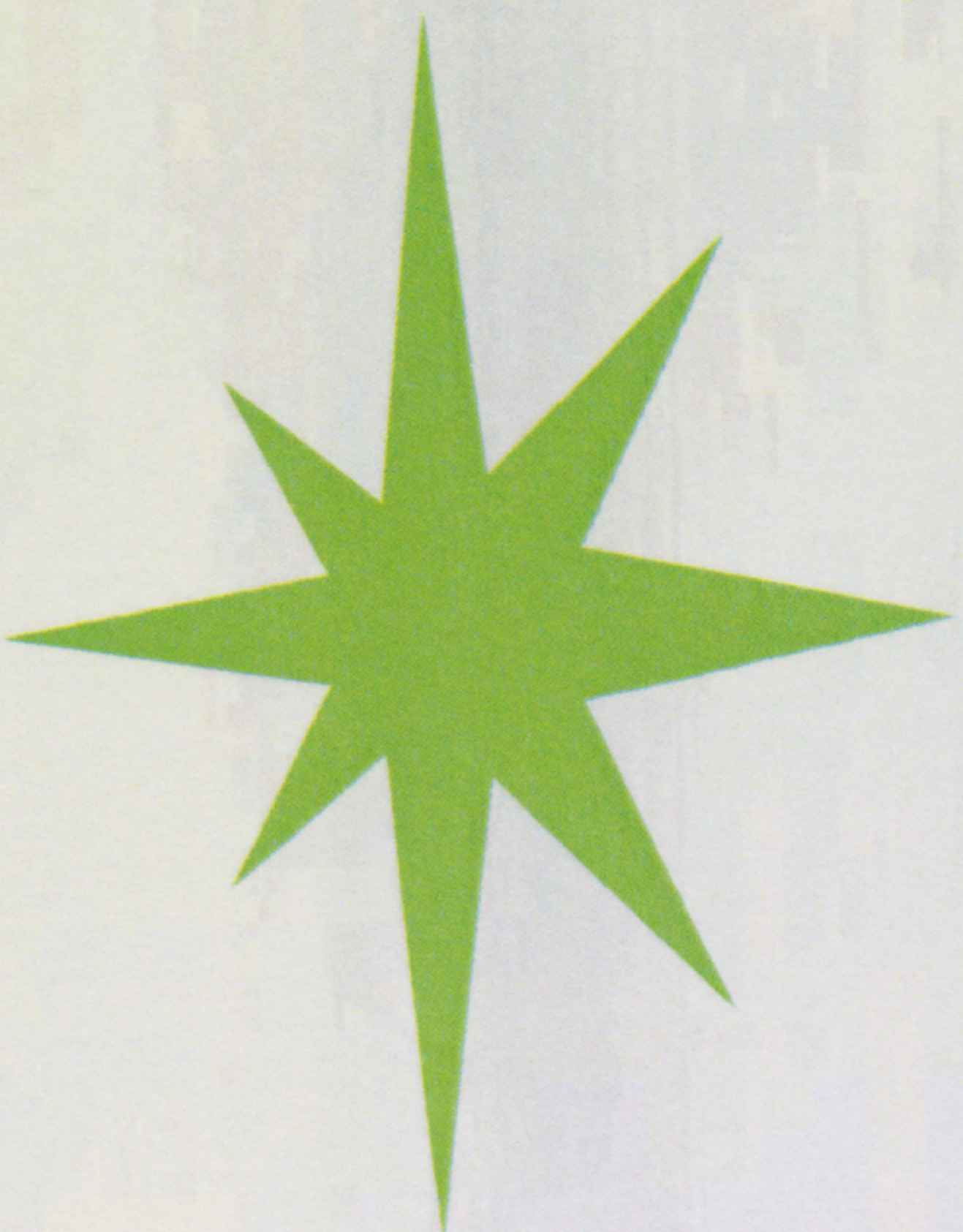
Based on Nova's cultivation in Sheffield, MA, which is similar in size to this one, here is the projected economic benefits to the Towns of Litchfield

~~County~~ Township Impact = Low/zero costs for township

- Increased Property Values = Nova's Sheffield property value has doubled since its purchase. Neighboring properties are up 30% according to Sheffield Tax Assessors since we began operations.

- Social Equity Impact = Nova plans to meet with community stakeholders to identify what the Town of the Towns of Litchfield County needs. A Social Equity Plan will be developed based off the feedback from the community stakeholders.

- Jobs for Residents: Nova hires locally; approximately 30 jobs



Nova Farms Appreciates Your Consideration

Questions:
Call Rob Fields
at 203-560-4642



Town of Falls Village Planning & Zoning Commission

108 Main Street, Falls Village, CT 06031

planningandzoning@canaanfallsvillage.org

July 8, 2025

Dear Falls Village Housing Trust and Habitat for Humanity,

The Planning and Zoning Commission (P&Z) would like to coordinate with you, as the property owner and as the possible lessee of proposed housing developments, to co-host an Information Session. This event will give you the opportunity to publicly talk about your intentions for development with respects to your properties on River Road. As I am sure you are aware, the P&Z is often faced with inquiries from residents that Commissioners and its staff do not have the information to properly answer and/or are put on the spot to answer questions outside of the Commission's jurisdiction.

The P&Z offers itself as a co-host for this event so that the meeting will be run efficiently and respectfully. It will first be moderated with questions that we will share with you in advance. We do suggest that time be allotted for questions raised by residents. We will partner with you to make sure that this portion of the event is well managed.

River Road Homes has been considered as a potential project by the P&Z, and with a prospective Habitat for Humanity project entering the conversation, questions have naturally arisen. The P&Z takes pride in elevating collaborative dialogue in our community and hope that you will join us in doing so.

Please respond to this letter by first letting us know when your representatives will be available- we need both entities represented at this event. We do understand that a meeting of this nature may be best fit for the Fall season. Once we narrow down a date and time, we will pick a venue and begin to develop questions for this informational.

We firmly believe that open information sharing with the community will be an important step towards the project(s)' success.

Thank you for your consideration,

Greg Marlowe

Chair on behalf of the Town of Falls Village Planning & Zoning Commission

9:32 AM

07/15/25

Accrual Basis

Town of Canaan

Account QuickReport

July 2024 through June 2025

4

Type	Date	Num	Name	Memo	Split	Amount
1011 Planning & Zoning Comm						
1011-101 Zoning Enforce Officer						
Check	07/29/2024	47720	CYW		Checking	1,350.00
Check	09/10/2024	47926	CYW	August - 1011...	Checking	1,350.00
Check	09/30/2024	48021	CYW	1011-101 #12...	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
Bill	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
Bill	06/16/2025	1321/...	Janell Mullen Consul...		Accounts Paya...	1,080.00
Bill	06/30/2025	1333	Janell Mullen		Accounts Paya...	990.00
Total 1011-101 Zoning Enforce Officer						14,130.00
1011-104 Secretary						
Paycheck	12/17/2024	48381	Alice Macchi		Checking	640.00
Paycheck	04/14/2025	48815	Alice Macchi		Checking	480.00
Total 1011-104 Secretary						1,120.00
1011-211 Misc						
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
Bill	06/09/2025		Tim Metzger		Accounts Paya...	60.00
Total 1011-211 Misc						1,046.00
1011-403 Publication Exp						
Bill	02/10/2025		REPUBLICAN AME...		Accounts Paya...	199.38
Bill	03/11/2025		REPUBLICAN AME...		Accounts Paya...	174.68
Bill	06/30/2025	29264...	Hearst Media Servic...	Inv. 2926416 ...	Accounts Paya...	88.80
Total 1011-403 Publication Exp						462.86
1011-473 Consultant/Eng						
Check	07/29/2024	47720	CYW		Checking	720.00
Check	09/10/2024	47926	CYW	August - 101...	Checking	900.00
Check	09/30/2024	48021	CYW	1011-473 #12...	Checking	540.00
Check	12/09/2024	48332	CYW	1011-473	Checking	360.00
Check	01/06/2025	48443	CYW		Checking	630.00
Check	02/03/2025	48541	CYW		Checking	720.00
Bill	03/03/2025	1294	CYW		Accounts Paya...	0.00
Bill	03/03/2025	1295	CYW	Feb	Accounts Paya...	450.00
Bill	03/31/2025	1307/...	CYW		Accounts Paya...	720.00
Bill	04/28/2025	1310/...	CYW		Accounts Paya...	360.00
Bill	06/16/2025	1321/...	Janell Mullen Consul...		Accounts Paya...	1,170.00
Bill	06/30/2025	1334	Janell Mullen		Accounts Paya...	990.00
Total 1011-473 Consultant/Eng						7,560.00
1011-801 Mileage						
Bill	03/05/2025	Mileag...	Janell Mullen		Accounts Paya...	144.32
Bill	06/30/2025	mileage	Janell Mullen	mileage	Accounts Paya...	103.32
Total 1011-801 Mileage						247.64
Total 1011 Planning & Zoning Comm						24,566.50
TOTAL						24,566.50

Missing i
 Patty Bil
 Land use out of misc

51

Town of Canaan
Profit & Loss Budget vs. Actual
July 2024 through June 2025

	Jul '24 - Jun 25	Budget	\$ Over Budget	% of Budget
1011 Planning & Zoning Comm				
1011-101 Zoning Enforce Officer	14,130.00	14,160.00	-30.00	99.79%
1011-104 Secretary	1,120.00	1,280.00	-160.00	87.5%
1011-107 Clerical Expenses	0.00	100.00	-100.00	0.0%
1011-201 Postage	0.00	100.00	-100.00	0.0%
1011-211 Misc	1,046.00	1,000.00	46.00	104.6%
1011-401 Attorney	0.00	1.00	-1.00	0.0%
1011-403 Publication Exp	462.86	500.00	-37.14	92.57%
1011-473 Consultant/Eng	7,560.00	10,000.00	-2,440.00	75.6%
1011-801 Mileage	247.64	200.00	47.64	123.82%
ZEO/Planner	0.00	0.00	0.00	0.0%
Total 1011 Planning & Zoning Comm	24,566.50	27,341.00	-2,774.50	89.85%

ZONING REPORT

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

Prepared for and issued at the regular meeting on July 24, 2025

Zoning permits issued:

1. 197 Route 7 South - Addition (12' x 20')
2. 47 Route 7 South - deck

Zoning Inquiries:

1. 107 Main Street - follow up with tenant regarding signs
2. River Road - inquiries from Laura Werntz regarding FOIA requests, minutes, and other questions involving River Road Homes proposal
3. Nova Farms- met on 6/26 to discuss possible presentation to P&Z

Misc:

1. HB5002 - Housing Bill vetoed by Mayor
2. Public Act 25-141 - CT Farm Bill gets approved

Referrals:

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

Public Ads:

none at this time

Training Opportunities:

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

Note: No regularly scheduled meeting in August - See you in September!

****Please use 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