

Planning and Zoning Commission  
Town of Canaan  
Falls Village Town Hall  
108 Main Street, Falls Village, Ct. 06031  
Regular Meeting Minutes October 23<sup>rd</sup>, 2025

Present: Chairman Greg Marlowe Vice Chair Stephen Koshland, ZEO Janell Mullen,  
Planning and Zoning Commissioners: Eileen Kinsella, Kim Mahoney, Doug Cohn, Vince  
Inconiglios, Tim Metzger, Alternate Kathy Clark, Marc Rosen (Remote) Absent Matthew  
Macchi.

Also present Judy Jacobs Selectman and Chris Kinsella Selectman

Greg Marlowe called the meeting to order 6:32 pm.

Approval of Minutes for the Public Hearing September 25<sup>th</sup>, 2025

Motion with changes: Alternate Kathy Clark Alternate Marc Rosen and Chris Kinsella all  
present at the meeting. Made by Kim Mahoney Seconded by Eileen Kinsella approved  
unanimously.

Approval of Minutes for the Regular Meeting September 25<sup>th</sup>, 2025

Motion with changes: Regular Member Tim Metzger, Alternate Kathy Clark present at  
meeting. Made by Eileen Kinsella Seconded by Tim Metzger. Approved unanimously.

New Business.

GIS Mapping working on getting cost for the Zoning layer added to the system. Discussed  
the benefits to the community to our commission and ZEO but also to other boards and  
commissions as well as the local area as well.

Informational Session with FVHT and Habitat

Moderator is going to be Chairman Greg Marlowe.

Old Business

Village Parking: nothing

Solar Committee: nothing

Old Firehouse: nothing

Dark Skies Daycare's lights have been fixed to comply and working on the light at LHK.

5. Other Business to come before the commission.

POCD implementation subcommittee meeting to happen in November.

PnZ financials

6 Regulation Review

Topics discussed with housing being the most important with the Village business Zone needing the most focus. Adding to the Farm regulations as well.

Helping to advertise the community's farms with a mailer, Maple Mailer, Farm tours.

6B Historic Study Committee update

Report is almost complete comes to PnZ once completed.

Support from the PnZ and 2/3's vote of property owners are required to enact the historic district. The idea is to maintain not be restrictive and how it benefits the entire community.

6C Village Business Zone expansion

Discussed the importance of the GIS mapping to assist in the regulation review of the Village business Zone.

ZEO report.

Public Comment: None

Adjournment 8:16. Motion Vince Inconiglios seconded by Kim Mahoney

Submitted by Vice Charman Stephen Koshland