

**PLANNING & ZONING COMMISSION**  
Town of Canaan (Falls Village)  
Public Hearing & Regular Meeting Minutes  
May 28, 2026 – 108 Main Street, Falls Village, CT

**Attendance**

**Members – In Person**

ZEO Janell Mullen; Chairman Greg Marlowe; Vice Chairman Stephen Koshland; Doug Cohn; Matthew Macchi; Eileen Kinsella; Kimberly Mahoney; Kathy Clark

**Members – Via Zoom**

None

**Members Absent**

Tim Metzger

**Alternate Members – In Person**

None

**Alternate Members – Via Zoom**

Mark Rosen

**Alternate Members Absent**

None

**Seating of Alternates**

**Motion** to seat **Mark Rosen** for **Tim Metzger Macchi**; **Second: Kinsella**; **Vote: Unanimous**

**Also, Present**

Falls Village Housing Trust President Jandi Hanna; several members of the public  
Via Zoom: Selectman Chris Kinsella; members of the public

---

**1. Call to Order & Approval of Minutes**

Chairman Marlowe called the meeting to order at **6:31 PM**.

## **A. Regular Meeting Minutes – April 23, 2026**

**Motion** to approve the minutes: **Kinsella; Second: Macchi**

**Abstentions:** Koshland, Mahoney

**Vote:** Passed

## **B. Special Meeting & Public Hearing Minutes – May 14, 2026**

**Motion** to approve with correction noting **Stephen Koshland was present: Koshland**

**Second: Macchi**

**Vote:** Unanimous

---

## **2. Public Comments**

- Multiple residents reported the **May 28 agenda was not visible on the town website**, despite checking all usual locations.  
The Commission agreed:
    - The meeting would proceed for **discussion only**.
    - **No action items** would be taken due to the posting error.
  - A resident asked whether his **May 11 letter** would be discussed and whether he could participate.  
The Commission confirmed the discussion would occur under **Item 9**.
  - A member of the public introduced himself and requested a **future pre-application discussion** regarding potential development on Barnes Road.
  - A Falls Village Housing Trust representative requested their letter also be read under **Item 9**.
  - Clarification was requested regarding the term **“permit”** in an FVHT letter. Staff clarified the reference was to the **site plan**, not a zoning permit.
- 

## **3. Public Hearing**

### **A. Text Amendment – Accessory Dwelling Units (ADUs)**

The public hearing was **formally opened at 6:51 PM**.

Because the agenda was not posted online, the Commission held **discussion only**.

### **Discussion Summary**

- Existing regulations use an outdated **1,000 sq ft** threshold; proposed language removes size-based distinctions.
- Recommendation: **one ADU per residential lot.**
- Updated ADU definition clarifies required components (cooking, sanitation, sleeping, living).
- Topics discussed:
  - Cluster housing (future, separate process)
  - Septic capacity as the limiting factor for ADUs
  - Lack of state-level affordability incentives
  - “Granny Pod” legislation for temporary medical-need structures

## **Motion**

To continue the public hearing for **July 23, 2026**  
**Macchi; Second: Kinsella; Vote: Unanimous**

---

## **4. New Business**

### **A. Text Amendment – Accessory Dwelling Units**

Skipped due to agenda-posting issue.

---

## **5. Old Business**

### **A. Village Center Parking Plan**

No update.

### **B. Solar Committee Update**

No update.

### **C. Old Firehouse Sale**

No update.

### **D. Dark Skies**

- Continued difficulty receiving a response from **Lee H. Kellogg School** regarding the bright exterior light.
- Vice Chair Koshland will attend the **June 2 Board of Education meeting** to raise the issue.
- Additional discussion included:
  - Eversource yard lighting
  - Community education (newsletter, lawn signs)

## 6. Other Business

### A. POCD Implementation – Subcommittee Update

- Recent presentation to the Fire Department.
- Upcoming meeting with the Affordable Housing Committee.

### B. P&Z Monthly Financial Report

- Budget generally on track; mileage line expected to be slightly over.

### C. FY 26–27 Budget

- Budget passed at Town Meeting with a **0% increase**.
- 

## 7. Regulations Review

### A. Village Business Zone Expansion

The Commission discussed logistics for the **June 25 informational session**, including location, recording, and handouts.

Key points emphasized:

- The session is **informational only**.
- Goal is to **clarify misconceptions**.
- Importance of explaining Falls Village's **historic mixed-use character**.

Planned materials:

- Opening statement
- Visuals (GIS, historic photos)
- Handouts summarizing purpose and benefits

**Note:** Informational session scheduled for **June 25, 2026, at 6:00 PM**, likely to be held at **Lee H. Kellogg School**, 47 Main Street.

---

## 8. ZEO Report *(see attached)*

Reviewed.

## 9. Public Comments & Official Correspondence

### A. Colter Rule Letter (River Road Homes)

The Commission and FVHT President Jandi Hanna addressed the concerns:

1. **Property Lines** – Lot line revision legally filed; FVHT now owns **10.073 acres**.
2. **Competitive Bidding** – FVHT followed **CT DOH procurement rules**.
3. **Traffic Safety** – Commission reaffirmed reliance on the original site plan's traffic analysis.
4. **Work Hours** – Hours (Mon–Sat, 7 AM–5 PM) remain conditions of the approved site plan.
5. **Fiscal Impact** – Fiscal impacts are **outside P&Z jurisdiction**.

Mr. Rule expressed appreciation and willingness to move forward collaboratively.

### B. Falls Village Housing Trust Response Letter

FVHT President Jandi Hanna read the response into the record, addressing:

- Neighbor notification
- Property line accuracy
- Bidding process
- Traffic and safety
- Landscaping and setbacks

### C. Bob Whalen / Habitat for Humanity Letter to the Editor

- Commission discussed inaccuracies and tone.
- A draft response was prepared by staff.
- Commission agreed to send the response **directly to the Habitat for Humanity Board**.

---

## 10. Adjournment

**Motion to adjourn at 8:36 PM**

**Kinsella; Second: Mahoney; Vote: Unanimous**

---

### Attachments:

- ZEO Report
- Monthly Financials
- Correspondence: FVHT; Richard Hamilton; Bob Whelan; Colter Rule

## MOTION/ACTION

Item	Motion / Action	Made By	Second	Vote	Notes
<b>Seating of Alternate</b>	Seat <b>Mark Rosen</b> for <b>Tim Metzger</b>	Macchi	Kinsella	Unanimous	—
<b>Minutes – Apr 23, 2026</b>	Approve minutes	Kinsella	Macchi	Passed (Koshland & Mahoney abstained)	—
<b>Minutes – May 14, 2026</b>	Approve with correction (“Koshland present”)	Koshland	Macchi	Unanimous	—
<b>Public Hearing – ADU</b>	Continue hearing to <b>July 23, 2026</b>	Macchi	Kinsella	Unanimous	Agenda posting issue prevented action
<b>Adjournment</b>	Adjourn at <b>8:36 PM</b>	Kinsella	Mahoney	Unanimous	—

## AMENDMENTS

Topic	Type	Description / Amendment	Status
<b>Minutes Correction</b>	Administrative	May 14 minutes corrected to reflect <b>Stephen Koshland was present</b>	Completed
<b>ADU Regulations</b>	Text Amendment	Proposed removal of 1,000 sq ft threshold; one ADU per lot; updated ADU definition; zoning permit process standardized	Public hearing continued to July 23, 2026
<b>Village Business Zone Expansion</b>	Regulation Review	Informational session scheduled; no regulatory action taken	Ongoing

## UPCOMING MEETINGS/HEARINGS

<b>Date</b>	<b>Time</b>	<b>Type</b>	<b>Topic / Purpose</b>	<b>Location</b>
<b>June 2, 2026</b>	—	BOE Meeting	Dark Skies issue (Kellogg exterior light) to be raised by Vice Chair Koshland	Lee H. Kellogg School
<b>June 25, 2026</b>	<b>6:00 PM</b>	Informational Session	Village Business Zone Expansion	Likely LHK School, 47 Main Street
<b>July 23, 2026</b>	Regular Meeting	Public Hearing (Continued)	ADU Text Amendment	Town Hall / Hybrid

## FOLLOW UP

<b>Item</b>	<b>Responsible Party</b>	<b>Follow-Up Required</b>	<b>Status</b>
<b>Agenda Posting Issue</b>	Staff / Town Clerk	Review posting workflow; ensure agendas appear in all expected locations	Pending
<b>ADU Text Amendment</b>	Commission	Review draft language; prepare for continued hearing on July 23	In progress
<b>Dark Skies – Kellogg Exterior Light</b>	Vice Chair Koshland	Attend June 2 BOE meeting; request response from school	Scheduled
<b>Village Business Zone Expansion</b>	Commission	Prepare visuals, opening statement, handouts for June 25 informational session	In progress
<b>FVHT / River Road Homes Correspondence</b>	Staff & Commission	Finalize response to Habitat for Humanity Board	Pending
<b>ZEO Items</b>	ZEO Mullen	Continue monitoring inquiries (ADUs, lighting, Barnes Road concept)	Ongoing

Respectfully Submitted,  
Patti Fife, Recording Secretary

# 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 May 28, 2026*

## Zoning permits issued:

1. 88 Route 126 - Solar Array Free-standing

## Zoning Inquiries:

1. 40 Main Street - Eversource - reconfiguration of parking
2. 66 Barnes Road - Mark Poulin prospective owner - inquiring about possible use
3. 36 Lime Rock Station Road - questions from Josh Zeman involving garage/ADU conversion

## Misc:

Jandi Hannah letter detailing work of the Falls Village Housing Trust - received May 3  
Colter Rule communication - received May 11  
Inquiry from Laura Werntz asking about the intention of Jandi's letter - received May 14  
Richard Hamilton questions involving VRBZ expansion and Informational on 6/25  
Bob Whelan letter to Editor of the Lakeville Journal received May 20

## Public Ads:

Notice of Decision - May 15 IHZ Text Amendment

**\*\*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*

**Town of Canaan**  
**Profit & Loss Budget vs. Actual**  
 July 2025 through April 2026

	<u>Jul '25 - Apr 26</u>	<u>Budget</u>	<u>\$ Over Budget</u>
<b>1011 Planning &amp; Zoning Comm</b>			
1011-101 Zoning Enforce Officer	0.00	1.00	-1.00
1011-104 Secretary	720.00	1,280.00	-560.00
1011-107 Clerical Expenses	0.00	100.00	-100.00
1011-201 Postage	78.00	100.00	-22.00
1011-211 Misc	513.01	1,000.00	-486.99
1011-401 Attorney	0.00	1,001.00	-1,001.00
1011-403 Publication Exp	541.62	750.00	-208.38
1011-473 Consultant/Eng	750.00	1,000.00	-250.00
1011-801 Mileage	200.00	200.00	0.00
ZEO/Planner	<u>16,500.00</u>	<u>26,160.00</u>	<u>-9,660.00</u>
<b>Total 1011 Planning &amp; Zoning Comm</b>	<u>19,302.63</u>	<u>31,592.00</u>	<u>-12,289.37</u>

**Town of Canaan**  
**Profit & Loss Budget vs. Actual**  
July 2025 through April 2026

	<u>% of Budget</u>
<b>1011 Planning &amp; Zoning Comm</b>	
1011-101 Zoning Enforce Officer	0.0%
1011-104 Secretary	56.25%
1011-107 Clerical Expenses	0.0%
1011-201 Postage	78.0%
1011-211 Misc	51.3%
1011-401 Attorney	0.0%
1011-403 Publication Exp	72.22%
1011-473 Consultant/Eng	75.0%
1011-801 Mileage	100.0%
ZEO/Planner	63.07%
<b>Total 1011 Planning &amp; Zoning Comm</b>	<u>61.1%</u>

1:56 PM

05/11/26

Cash Basis

## Town of Canaan Account QuickReport July 2025 through April 2026

Type	Date	Num	Name	Memo	Split	Original Amount
<b>1011 Planning &amp; Zoning Comm</b>						
<b>1011-104 Secretary</b>						
Paycheck	07/07/2025	49186	CATHERINE BUSH...	VOID:	Checking	0.00
Paycheck	07/21/2025	49286	PATRICIA G FIFE		Checking	160.00
Paycheck	04/06/2026	dd	PATRICIA G FIFE		Payroll Account	560.00
Total 1011-104 Secretary						
<b>1011-201 Postage</b>						
Bill	02/02/2026		Elan Financial Servi...		Accounts Paya...	78.00
Total 1011-201 Postage						
<b>1011-211 Misc</b>						
Bill	02/19/2026		Department of Enivr...		Accounts Paya...	174.00
Bill	04/20/2026	1st qu...	Department of Enivr...	1st Quart 2026	Accounts Paya...	232.00
Bill	04/27/2026		Janell Mullen		Accounts Paya...	107.01
Total 1011-211 Misc						
<b>1011-403 Publication Exp</b>						
Bill	11/17/2025	2951455	Hearst Media Servic...	2951455 - 10/...	Accounts Paya...	56.79
Bill	11/17/2025	2947168	Hearst Media Servic...	2947168 - 9/1...	Accounts Paya...	142.68
Bill	02/26/2026		Hearst Media Servic...		Accounts Paya...	199.47
Bill	02/26/2026		Hearst Media Servic...		Accounts Paya...	142.68
Total 1011-403 Publication Exp						
<b>1011-473 Consultant/Eng</b>						
Bill	02/19/2026	748	Quality Data Service...		Accounts Paya...	750.00
Total 1011-473 Consultant/Eng						
<b>1011-801 Mileage</b>						
Bill	11/03/2025		Janell Mullen Consul...	July - October	Accounts Paya...	114.80
Bill	02/19/2026	11/25-...	Janell Mullen		Accounts Paya...	85.20
Total 1011-801 Mileage						
<b>ZEO/Planner</b>						
Bill	08/04/2025	1341	Janell Mullen	July	Accounts Paya...	1,500.00
Bill	09/08/2025	1347	Janell Mullen		Accounts Paya...	1,600.00
Bill	10/06/2025	1349	Janell Mullen Consul...	Inv. 1349 - Se...	Accounts Paya...	1,500.00
Bill	11/03/2025	1356	Janell Mullen Consul...	Inv. 1356	Accounts Paya...	1,800.00
Bill	12/01/2025	1361	Janell Mullen Consul...	Inv. 1361	Accounts Paya...	1,700.00
Bill	01/05/2026		Janell Mullen		Accounts Paya...	2,100.00
Bill	02/02/2026	1375	Janell Mullen		Accounts Paya...	1,900.00
Bill	03/02/2026	1386	Janell Mullen		Accounts Paya...	2,300.00
Bill	04/06/2026	March...	Janell Mullen Consul...	March 2026	Accounts Paya...	2,100.00
Total ZEO/Planner						
Total 1011 Planning & Zoning Comm						
<b>TOTAL</b>						

1:56 PM  
05/11/26  
Cash Basis

Town of Canaan  
Account QuickReport  
July 2025 through April 2026

---

Paid Amount

0.00  
160.00  
560.00

720.00

78.00

78.00

174.00  
232.00  
107.01

513.01

56.79  
142.68  
199.47  
142.68

541.62

750.00

750.00

114.80  
85.20

200.00

1,500.00  
1,600.00  
1,500.00  
1,800.00  
1,700.00  
2,100.00  
1,900.00  
2,300.00  
2,100.00

16,500.00

19,302.63

**19,302.63**

May 20, 2026

To the Editors of the Lakeville Journal

From: Bob Whelan – President of Habitat for Humanity of Northwest Connecticut

**When a few voices override the will of a community**

Late in 2025, the Falls Village Housing Trust, the Northwest Connecticut Land Conservancy and Habitat came together with the Town of Canaan / Falls Village at the firehouse to discuss plans for a 66 acre parcel and a 14 acre adjacent parcel both owned by Habitat on River Road. Based on guidance provided by the Planning and Zoning regulations originally published in 2013, and updated in 2024, thoughts were brought before the community regarding a mixed-use development to expand affordable housing opportunities and a proposal to offer a substantial part of the property to the NCLC for recreational access to the Mohawk, or Blue Trail. The proposal was met with great enthusiasm by the community as the need for increased affordable housing and expanded recreational opportunities are recognized in all of Northwest Connecticut.

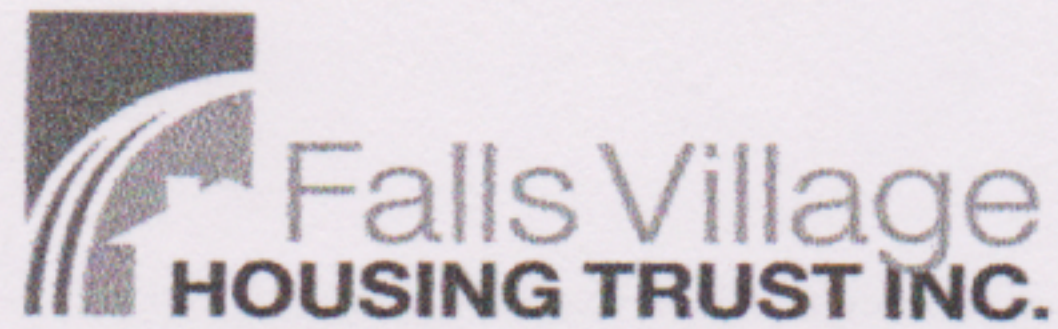
In a surprise move, an initiative brought forth in March of 2026 by a community member, whose spouse also serves on the Planning and Zoning Commission sought to reverse the Incentive Housing Zone overlay regulations agreed to in a town meeting in 2013 and made an element of the town's Planning and Zoning Regulations. As a result, guidance on the development of this opportunity for the community which had been the foundation of plans for affordable housing are being summarily squashed. Included in the new regulations is also a stipulation disallowing any waivers for housing density which had previously been the purview of the P&Z Commission. This amendment, as well as an effort to change the P&Z regulations regarding the maximum number of housing units which may be built in the IHZ Overlay Zone were passed at a open hearing meeting attended by 5 members of the public on May 14<sup>th</sup>.

Given the short notice of the public hearing to members of the community, any opposition to this effort was effectively suppressed.

As the P&Z Commission had previously approved the development being done on 10 acres of the IHZ Overlay Zone by the Falls Village Housing Trust, the Commission let stand their development plans. However, this change quashed any effort on the part of Habitat to utilize the density statues for the IHZ Overlay Zone which had existed in the regulations since 2013.

Habitat's intention had been to develop 3 single family homes on roughly 3 acres of the 70 acres retained after transferring 10 acres to the FVHT. Under the previous Zoning regulations, this was a highly acceptable use of the property, and was in fact encouraged by the community and the P&Z Commission. One voice, in conjunction with their spouse's position, was sufficient to stop this effort.

Habitat is now researching all means at its disposal to facilitate the development of their property. One voice should not hold such sway over so critical an issue as the providing of affordable housing.



5/13/2026

Falls Village Planning and Zoning Commission

First Selectman, Town of Falls Village

RE: Immediate Concerns Regarding River Road Affordable Housing Development

Dear Members of the Planning and Zoning Commission and First Selectman:

This a response to Colter Rule's letter dated 5/11/2026:

- 1) The "Dear Neighbor" letter dated April 30, 2026 was meant as a friendly update. The Falls Village Housing Trust, Inc. was under no legal obligation to notify the nearby residents.
- 2) Falls Village Housing Trust, Inc. is not currently, nor has it been engaged in any property/lot line disputes.
- 3) On February 26, 2026, the 10.073 acres in question was purchased by FVHT from NWCT Habitat for Humanity. Those desiring to view the deed may inquire at the Canaan/Falls Village Town Hall.
- 4) Competitive bidding for the initial infrastructure work that has now commenced took place as required, following the CT Dept. of Housing procurement requirements- including public advertising in the newspaper and on CT Source (the State's procurement platform). The lowest most qualified bidder was chosen and contracted. Ground clearing and site work has been legally commenced due to the FVHT's appropriate attention to the required preliminary steps.
- 5) Our housing development consultant, David Berto of Housing Enterprises, Inc., does not currently nor has he ever owned any part of Civil One Engineering.
- 6) The concerns that Mr. Rule has included in his letter around traffic safety were thoroughly discussed and addressed during the Planning & Zoning Commission's public hearing process when the <sup>sale plan</sup> permit for this project was approved. Anyone wishing to see the questions and responses that our team provided during that time can find them in the records available in the Town Hall.
- 7) Mr. Rule's concerns about the setbacks and landscaping plan for this site were also thoroughly discussed and addressed during the Planning & Zoning Commission's public hearing. This information including the site plans showing setbacks and the landscaping plan may be viewed at the Town Hall.

If the Board of Selectmen or Planning & Zoning Commission members have any questions for us on these matters, please let us know.

Sincerely,  
Janet R Hanna, President  
Falls Village Housing Trust, Inc.



Pat Fife &lt;fifepat222@gmail.com&gt;

---

**FYI - Questions involving VRBZ from Richard Hamilton**

2 messages

---

**Zoning Officer** <planningandzoning@canaanfallsvillage.org> Thu, May 28, 2026 at 8:26 PM  
To: Doug Cohn <planningandzoning.cohn@gmail.com>, EILEEN KINSELLA <planningandzoning.kinsella@gmail.com>, Greg Marlowe <planningandzoning.marlowe@gmail.com>, Matt Macchi <planningandzoning.macchi@gmail.com>, Kimberly Mahoney <planningandzoning.mahoney@gmail.com>, Tim Metzger <planningandzoning.metzger@gmail.com>, Stephen Koshland <planningandzoningkoshland@gmail.com>, Marc Rosen <rosenpinsky@icloud.com>, Kathy Clark <planningandzoning.clark@gmail.com>, Pat Fife <fifepat222@gmail.com>

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

From: **Richard Hamilton** <richardh@ehbmail.com>  
Date: Thu, Apr 30, 2026 at 9:13 AM  
Subject: Re: Village Residential Zone vs. Rural Business Zone  
To: Zoning Officer <planningandzoning@canaanfallsvillage.org>  
Cc: Greg Marlowe <planningandzoning.marlowe@gmail.com>

Janell this is just what I was looking for, thanks so much. I've got some reading to do!

Rich

On 4/30/2026 7:13 AM, Zoning Officer wrote:

Hi Rich,

I appreciate your questions and your proactive approach to getting familiar with the material ahead of the Informational Meeting.

A good starting point would be the Town's Zoning Regulations ([Linked Here](#)), where allowable uses are organized by zone. You'll notice that some of these uses are not currently defined. The Commission has been working to strengthen the regulations by introducing clearer definitions for all listed uses where feasible.

By way of background, when I previously worked with the P&Z on this concept, all allowable uses within the Light Industrial Zone were carried over into the proposed Village Business Residential Zone. The intent is not to further restrict business activity, but rather to create a regulatory framework that better supports small-scale and mixed-use business environments.

The Rural Business Zone remains unchanged and separate from this effort.

I hope this provides some helpful context. Please feel free to reach out with any follow-up questions ahead of the meeting.

Warmly,

Janell

On Wed, Apr 29, 2026 at 3:55 PM Richard Hamilton <richardh@ehbmail.com> wrote:

Janell, thank you so much for the quick response! I certainly intend to attend the meeting.

In the meantime, would you be able to provide the current definitions/usage rules of the existing zones in question (Light Industrial for 115 Railroad St, and Rural Business for [147 Route 7 South](#)) in writing (I am

happy to visit Town Hall) or via a link for me? I believe usage rules can often vary slightly town to town, therefore, I assume FV Town Hall is the best source for this.

I do not wish to bog down the meeting with lots of technicalities and hypotheticals. Educating myself on the details of the current designations would allow me to understand the situation as it stands now, and what might change for my properties if the Village Residential Business Zone becomes a reality. This would most certainly help me target and limit my questions in June!

Rich

On 4/29/2026 3:07 PM, Zoning Officer wrote:

Received - thanks!

The P&Z will host an Informational Session on **June 25, 2026**. The forum's purpose will be to answer these types of questions.

If you are unable to attend, we can share the session minutes and answer any remaining questions.

Thanks again for the feedback!  
Janell

On Wed, Apr 29, 2026 at 10:02 AM First Selectman <[FirstSelectman@canaanfallsvillage.org](mailto:FirstSelectman@canaanfallsvillage.org)> wrote:

Good Morning Rich,

Let me forward your questions to our P&Z as well as our ZEO for clarification. I will cc them on this thread.

Best,

Dave

Dave Barger  
First Selectman  
Town of Canaan  
108 Main St., PO Box 47  
Falls Village, CT 06031  
(860) 824-0707

On Wed, Apr 29, 2026 at 9:55 AM Richard Hamilton <[richardh@ehbmail.com](mailto:richardh@ehbmail.com)> wrote:

Good morning from the bookstore guys!

I received and reviewed the letter regarding the proposed "Village Residential Business Zone". It certainly seems to me a worthwhile project for the town.

However I note that the proposed new zone would include the sawmill on one side of Route 7, but NOT Edward R. Hamilton Bookseller Company, which is DIRECTLY across from the sawmill. The bookstore is currently zoned, and proposed to stay as, "Rural Business".

I was hoping to get an explanation of the definitions, advantages, and limitations of the proposed Village Residential Business, vs the current Rural Business designation.

It seems *likely* to me that the new Village Residential Business Zone would offer more flexibility and options for the future for my business, and *if* that was the case, I could

perhaps be interested in requesting that the bookstore zoning also be zoned "Village Residential Business".

However, I can't know that without an explanation of the differences and similarities. For all I know, there could be a DRAWBACK to me making such a request. So I am hoping you all can educate me here, and of course I am hoping that if I did decide to make the request, it would be granted.

I am also hoping you could provide some comment on the potential impact to our Annex warehouse at 115 Railroad St. This building is currently zoned as "Light Industrial", but IS included in the new proposed VBZ. I'd like to be sure this has no negative implications for the Annex.

Rich Hamilton  
Owner  
Edward R. Hamilton Bookseller Company

---

**Doug Cohn** <planningandzoning.cohn@gmail.com>

Thu, May 28, 2026 at 9:45 PM

To: Zoning Officer <planningandzoning@canaanfallsvillage.org>

Cc: EILEEN KINSELLA <planningandzoning.kinsella@gmail.com>, Greg Marlowe

<planningandzoning.marlowe@gmail.com>, Matt Macchi <planningandzoning.macchi@gmail.com>, Kimberly Mahoney <planningandzoning.mahoney@gmail.com>, Tim Metzger <planningandzoning.metzger@gmail.com>, Stephen Koshland <planningandzoningkoshland@gmail.com>, Marc Rosen <rosenpinsky@icloud.com>, Kathy Clark <planningandzoning.clark@gmail.com>, Pat Fife <fifepat222@gmail.com>

Thanks!

[Quoted text hidden]



Pat Fife &lt;fifepat222@gmail.com&gt;

## Official Correspondence Received

1 message

**Zoning Officer** <planningandzoning@canaanfallsvillage.org>

Thu, May 14, 2026 at 7:48 PM

To: Stephen Koshland <planningandzoningkoshland@gmail.com>, Greg Marlowe <planningandzoning.marlowe@gmail.com>, Doug Cohn <planningandzoning.cohn@gmail.com>, EILEEN KINSELLA <planningandzoning.kinsella@gmail.com>, Matt Macchi <planningandzoning.macchi@gmail.com>, Kimberly Mahoney <planningandzoning.mahoney@gmail.com>, Tim Metzger <planningandzoning.metzger@gmail.com>, Marc Rosen <rosenpinsky@icloud.com>, Kathy Clark <planningandzoning.clark@gmail.com>, Pat Fife <fifepat222@gmail.com>

Good evening,

This communication has been received from Colter Rule and he has requested that it be shared with the P&Z.

We can address how to best respond to this at the regular meeting on May 28th.

Thanks,  
Janell

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

From: **Colter Rule** <colterrule@gmail.com>

Date: Mon, May 11, 2026 at 12:32 PM

May 11, 2026

Falls Village Planning and Zoning Commission  
Town of Falls Village  
Falls Village, CT

First Selectman, Town of Falls Village  
Falls Village, CT

Falls Village Housing Trust  
Falls Village, CT

### **RE: Immediate Concerns Regarding River Road Affordable Housing Development — Request to Pause Work**

Dear Members of the Planning and Zoning Commission, First Selectman, and Falls Village Housing Trust Board:

We, the undersigned residents of Falls Village living in close proximity to the proposed affordable housing development on River Road, write to you with serious and urgent concerns regarding the project currently underway. We are not opposed to affordable housing in principle. However, we believe that a number of critical legal, safety, and procedural questions remain unresolved, and we are formally requesting that all ground-clearing and construction activity be paused until these matters are addressed in full and in writing.

We are addressing this letter jointly to the Planning and Zoning Commission, the First Selectman, and the Falls Village Housing Trust because our concerns touch on the responsibilities of each body. We would like these points acknowledged and addressed.

#### **1. Property and Lot Line Disputes — Can Work Legally Proceed?**

It is our understanding that the lot lines for this property have not been definitively established. To our knowledge, the Planning and Zoning Commission, the Falls Village Housing Trust and Habitat for Humanity have been working to resolve this matter for several years without resolution. We are also uncertain whether the Falls Village Housing Trust has formally acquired the property — we have been told that the Trust purchased 10 acres from Habitat for Humanity, but this has never been confirmed to us officially.

We ask directly: How can ground-clearing and site work on 5 acres legally commence when the lot lines are not established and ownership may not be fully settled? We request documentation confirming chain of title and a copy of the current surveyed lot boundaries before any further work proceeds.

#### **2. Competitive Bidding Requirements — Federal and State Funds**

It is our understanding that this project is being funded in whole or in part by federal and/or state money. Such funding typically triggers mandatory competitive bidding requirements to ensure public accountability and prevent the misuse of taxpayer dollars. We are not aware that this project — and specifically the civil engineering work being contracted by Civil One, owned by David Berto — was ever put out to public bid. Were local contractors ever contacted and given a chance to bid as FVHT has stated would be the case ?

We formally request:

- Confirmation of all federal and state funding sources for this project
- Documentation showing whether competitive bidding was conducted for the civil engineering work
- If no competitive bid was conducted, a legal justification for that decision

If applicable procurement laws were not followed, work must stop immediately until this is remedied.

### **3. Traffic Safety — No Licensed Traffic Study Conducted**

The proposed development at River Road sits at the base of a steep hill the top of which exists a very blind corner. Cars come roaring around that corner and accelerate downhill and would need to brake hard to successfully stop for cars or school buses when the development is built. This intersection is known to become more dangerous in winter conditions, including ice and snow. The addition of a 14-unit development — with the associated vehicle traffic from residents, visitors, deliveries, contractors, and school buses — raises serious and foreseeable safety concerns.

The hazards in this stretch of roadway are numerous and compounding:

- There are no sidewalks along this section of River Road, meaning pedestrians — including children who may reside in the new units — will walk in the road itself
- There is no painted center line on the road, leaving drivers without clear lane guidance, particularly dangerous on the curve at the base of the hill
- Approximately 70 yards from the development, at the base of the hill, there is a railroad crossing with minimal signage — an additional and serious hazard for vehicles accelerating or decelerating in this area

We have informed Civil One and the project team on multiple occasions that we believe there will be accidents at this location in the years ahead. Those concerns have gone unacknowledged.

Regarding the traffic study: Civil One did arrange for a traffic study to be conducted, but it was performed by one of their own associates — not an independent, licensed traffic engineer approved by the Connecticut Department of Transportation. We formally protested at the time that this individual was not properly licensed, and our objection was noted but never resolved. A new, independent, properly licensed traffic study was never conducted. This is an unacceptable gap in the project's due diligence, and we do not consider the prior study to be valid. We request:

- Confirmation that the prior traffic study has been set aside given the licensing objection raised
- A new, independent traffic study conducted by a licensed Connecticut DOT-approved traffic engineer
- That study to be completed and made available for public review before any further work proceeds.
- **WE WANT IT ON RECORD: that we have raised these concerns formally and in writing on numerous occasions. Should accidents occur at this location in the future, this letter will stand as documentation that the hazard was identified and reported to all responsible parties prior to construction.**

### **4. Working Hours — Repeated Requests Ignored—other concerns**

A letter was recently placed in a neighboring mailbox — without postage, raising questions about whether it constitutes proper legal notice — announcing that construction work would proceed from 7:00 AM to 5:00 PM, Monday through Saturday for 12 weeks. Over the years, we have made repeated requests that these hours be reduced, and those requests have not been honored or even acknowledged.

We ask the Planning and Zoning Commission and the First Selectman to review whether these hours comply with Falls Village ordinances and any applicable state guidelines, and to take action to reduce them to reasonable daytime weekday hours. The proposed schedule represents a significant and ongoing disruption to the quality of life of neighboring residents, six days per week. We have been dealing with the stress of this imminent development for 7 years now, since the original application was filed in May 2019. Now that the parties involved have gotten all THEY want, why not consider the Immediate Neighbors needs to some degree ? We have other requests we have mentioned over the years. Curious what they are ? No Dogs Allowed. A decent setback and Line of Trees to muffle and hide the Development to lessen sound and light pollution.

### **5. Fiscal Impact — Effect on Mill Rate and School Costs**

We wish to raise for the record the potential fiscal impact of this development on the Town of Falls Village. Our region's high school costs are substantial — by our estimation, the per-pupil cost to send a student to the regional high school is approximately \$60,000 annually. If a number of the 14 units in this development are occupied by families with school-age children, the resulting increase in the town's education expenditures could have a meaningful and lasting impact on the already high mill rate for all Falls Village property taxpayers.

Beyond school costs, we question whether the full fiscal impact on town services has been explored at all. The addition of residents in a 14-unit development will place increased demands on a range of municipal services that Falls Village already funds on a tight budget, including:

- The transfer station — increased usage by new residents will accelerate wear and raise operating costs
- The town maintenance crew — additional roadwork and plowing obligations on and around River Road, a stretch already presenting seasonal challenges
- Emergency services — additional calls for the ambulance service and fire department, both of which depend on volunteer and limited paid staff
- Social services — potential increased demand depending on the needs of incoming residents

We ask that the Selectman's office, the Planning and Zoning Commission or Board of Finance to undertake or commission a comprehensive fiscal impact analysis that accounts for school enrollment costs and the full range of municipal service demands before the project moves further forward.

### **Our Request**

In summary, we respectfully but firmly request the following:

- All ground-clearing and construction work on the River Road site be paused immediately, pending resolution of the issues described in this letter
- Written confirmation of clear title and established lot lines before any work resumes
- Documentation that federal and state competitive bidding requirements were satisfied
- A licensed traffic impact study be conducted and shared publicly
- A review of working hours for compliance with local ordinances and consideration of neighbors quality of life.
- A fiscal impact analysis examining the potential effect on school enrollment costs and town services on the mill rate.

Please address our concerns. We trust that the town's elected and appointed officials, as well as the Falls Village Housing Trust and Habitat for Humanity take their obligations to existing residents seriously alongside their commitment to new housing.

Thank you for your attention to this matter.

Respectfully,

Colter and Katy Rule, Bob Anderson and Immediate Neighbors of Lime Rock Station

---

cc: Office of the Connecticut Attorney General — Affordable Housing Division cc: Connecticut Department of Housing