

PLANNING & ZONING COMMISSION
Town of Canaan (Falls Village)
Public Hearing & Regular Meeting Minutes August 27, 2026
108 Main Street, Falls Village, CT
In-person and via Zoom

Attendance

Members – In Person: ZEO Janell Mullen; Chairman Greg Marlowe; Vice Chair Stephen Koshland; Matthew Macchi; Tim Metzger; Eileen Kinsella; Kathy Clark

Members Absent: Kimberly Mahoney; Doug Cohn

Alternate Members – Via Zoom: Mark Rosen

Seating of Alternates: Mark Rosen was seated for Member Mahoney.

Also Present: Engineer Keith Bodwell; Selectman Christopher Kinsella

1. Call to Order; Seating of Alternates; Approval of Minutes

Chairman Marlowe called the meeting to order at **6:32 PM**.

Motion to seat Mark Rosen for Kim Mahoney: *Kinsella; second: Koshland; vote: unanimous.*

A. Approval of Public Hearing Minutes — July 23, 2026

*Motion: Kinsella; second: Macchi; vote: in favor, with Koshland and Metzger abstaining.
Motion passed.*

B. Approval of Regular Meeting Minutes — July 23, 2026

*Motion: Kinsella; second: Macchi; vote: in favor, with Koshland and Metzger abstaining.
Motion passed.*

Public Comments: None.

2. Public Hearing

A. Re-subdivision of Music Mountain Farm — Lots 4A and 11A

Applicant Presentation — Keith Bodwell, Bodwell Engineering

Proposal: Resubdivide existing Lots 4A (6.1 acres) and 11A (79.6 acres) into:

- 4A → 28.3 acres
- 11B → 24.85 acres
- 11C → 32.54 acres

Open Space: 15.01% total (4.8 acres, 4.05 acres, 4.01 acres). **Survey:** A-2 Survey Map.

Driveways: Longest proposed driveway approx. 1,800 ft (subject to change). **Slope Areas:** Shaded areas indicate slopes >15%.

Interior Lot Access: Access way across Lot 11C to reach Lot 11B; 75 ft width; approx. 500–600 ft length. Will be deeded with bearings and distances.

Waiver Requests (7 total)

The ZEO read each waiver into the record. Commission discussion included:

- **Drawing Scale:** Applicant requested 1" = 150 ft instead of 1" = 40 ft.
- **Index Map:** Not needed due to single-sheet submission.
- **Tree Identification:** Applicant requested waiver; Commission discussed requiring tree caliper identification at site plan stage.
- **Road Design:** Not applicable (no public road).
- **Drainage Design:** Conceptual only; full design required at site plan.
- **Utility Design:** Deferred until development; full design required at site plan.
- **Construction Details:** Conceptual only; full details required at site plan.

Commission Discussion

Site Plan Requirement: Future development of each lot must return for full site plan review, including:

- Tree identification (>18" diameter)
- Drainage design
- Driveway design
- Utility design
- House/septic/well locations
- Construction details and dimensions
- Any other improvements

Topography: PDF topo lines did not render correctly; applicant will correct on final Mylar.

Stormwater: Soils are well-drained sandy loams; swales recommended. Commission emphasized lot-specific stormwater plans.

Fire Protection: Site unsuitable for fire ponds. Applicant likely to use fee-in-lieu or tank/sprinkler. Commission will require compliance with §4.14.

Open Space Deeds: Must include §4.05 language (natural state; no grading, clearing, or debris).

Interior Lot Frontage: Confirmed Lot 11C provides required frontage for Lot 11B.

Public Questions: One member of the public asked about:

- **75-ft easement width:** Required for driveway construction, grading, drainage swales, and stormwater management.
- **TAHD approval:** Torrington Area Health District reviewed the revised configuration and confirmed compliance with sewage disposal and well-separation requirements.

Closing the Public Hearing

Commission determined conditions could be applied.

Motion to close the hearing at 7:19 PM: *Koshland; second: Kinsella; vote: unanimous.*

3. New Business

A. Re-subdivision of Music Mountain Farm — Lots 4A and 11A

Approval with Conditions

The Commission approved the re-subdivision with the following conditions:

Fire Protection: Must comply with §4.14; applicant may choose method (fee-in-lieu, tank, sprinklers, etc.).

Site Plan Required for Each Lot Prior to Development:

- Tree identification (>18" diameter)
- Drainage design (per CT Stormwater Guidelines)
- Driveway design
- Utility design
- House/septic/well locations
- Construction details and dimensions
- Any other improvements

Open Space Deeds: Must include §4.05 language; recorded in perpetuity.

Topography Correction: Full topographic map must be corrected on final Mylar.

Procedural Requirements (§6.07): Prior to filing, applicant must submit:

- All easements (drainage, access, utilities)
- Final Mylar
- Open space deeds
- Access way deed (75-ft width)

Motion to approve the Aspen Hill Drive Re-subdivision of Music Mountain Farm Lots 4A and 11A: *Koshland; second: Kinsella; roll-call vote: unanimous.*

4. Old Business

A. Village Center Parking Plan

No update.

B. Solar Committee Update

No update.

C. Old Firehouse Sale

No update.

D. Dark Skies

Member Koshland reported Board of Education support; Adam Sher will serve as point person. Light at Kellogg entrance still needs shielding; Koshland will follow up. Discussion of Eversource lighting across the street.

5. Other Business

A. POCD Implementation – Subcommittee Update

No updates.

B. P&Z Monthly Financial Report

Reviewed July 2026 report (attached).

6. Regulations Review

A. Village Business Zone Expansion – Next Steps

Commission discussed implications of **Public Act 251**, which requires “middle housing” (2–9 units) to be allowed in commercial zones without public hearing.

Topics included:

- Potential pause on expansion initiative
- Mailing to residents explaining implications
- Revisiting creation of a Historic District

- Interaction with future sewer planning
- Affordable housing plan changes (830J replaced by regional plan in 2027)

Item will be placed on a future agenda for continued discussion.

7. ZEO Report

Reviewed (attached).

8. Public Comments & Official Correspondence

Follow-up from Barbara Lobdell confirming her VBZE correspondence was included in the June 25, 2026 minutes.

9. Adjournment

Motion to adjourn at 8:41 PM: *Kinsella; second: Macchi; vote: unanimous.*

Respectfully submitted, Recording Secretary, Patti Fife

Attachments:

Music Mountain Farm Lots (Aspen Hill Drive) — Re-Subdivision— Project Narrative and Design

TAHD Approval — Music Mountain Farm Lots (Aspen Hill Drive)

ZEO Report — July 2026

Financial Report — July 2026

VBZE- revised draft August, 2026

MOTION / ACTION

Item	Motion / Action	Moved By	Second	Vote / Outcome
Seating of Alternate	Seat Mark Rosen for Kim Mahoney	Kinsella	Koshland	Unanimous
Approval of Public Hearing Minutes – July 23, 2026	Approve	Kinsella	Macchi	In favor; Koshland & Metzger abstained; Passed
Approval of Regular Meeting Minutes – July 23, 2026	Approve	Kinsella	Macchi	In favor; Koshland & Metzger abstained; Passed
Close Public Hearing	Close at 7:19 PM	Koshland	Kinsella	Unanimous
Re-subdivision of Music Mountain Farm Lots 4A & 11A	Approve with conditions	Koshland	Kinsella	Roll-call vote: Unanimous
Adjournment	Adjourn at 8:41 PM	Kinsella	Macchi	Unanimous

FOLLOW-UP

Topic	Follow-Up Required	Assigned To	Notes
Dark Skies Initiative	Shield Kellogg entrance light; continue coordination with BOE	Koshland	BOE supportive; Adam Sher designated point person; Eversource lighting concerns noted
Village Business Zone Expansion	Continue discussion; consider resident mailing; evaluate Historic District option	Commission	Public Act 251 implications; item placed on future agenda
Music Mountain Farm Re-subdivision	Submit easements, corrected Mylar, open space deeds, and 75-ft access way deed	Applicant	Required under §6.07 prior to filing
Meeting / Hearing	Date	Purpose / Notes	
PZC Regular Meeting	Next scheduled monthly meeting	Standard agenda items; updates on tabled items	
Village Business Zone Expansion Discussion	Future agenda	Review PA 251 implications; consider outreach to residents; Historic District discussion	

Town of Canaan
Profit & Loss Budget vs. Actual
July 2026 through June 2027

	<u>Jul '26 - Jun 27</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
1011 Planning & Zoning Comm				
1011-101 Zoning Enforce Officer	0.00	1.00	-1.00	0.0%
1011-104 Secretary	0.00	1,280.00	-1,280.00	0.0%
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	0.00	750.00	-750.00	0.0%
1011-401 Attorney	0.00	1,000.00	-1,000.00	0.0%
1011-403 Publication Exp	0.00	750.00	-750.00	0.0%
1011-473 Consultant/Eng	0.00	1,000.00	-1,000.00	0.0%
1011-801 Mileage	0.00	450.00	-450.00	0.0%
ZEO/Planner	2,000.00	26,160.00	-24,160.00	7.65%
Total 1011 Planning & Zoning Comm	2,000.00	31,591.00	-29,591.00	6.33%

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 August 27, 2026

Zoning permits issued:

1. 10 Main Street - conversion of shed into accessory dwelling unit
2. 186 Route 63 - conversion of platform into structure - in existing footprint

Zoning Inquiries:

1. Inquiry regarding tree height restrictions and view encroachment - *there are none.*
2. 16 Arnott - inquiry involving outdoor sauna - will require TAHD, zoning, and building permit. Zoning to permit as accessory structure- subject to setbacks.
3. 166 Sand Road - preliminary review of subdivision and possible text amendment for Light Industrial

Misc:

1. PermitLink - online permitting system soon to be operational and public facing
2. Communication received from Town of Salisbury involving application within 500' of municipal boundary

Public Ads:

Notice of Public Hearing - Re-subdivision - Aspen Hill (2X)

****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*

Aspen Hill Drive Re-Subdivision

Lots 4A and 11A Aspen Hill Drive
Falls Village Connecticut

Project Narrative and Design Reports



Bodwell Engineering and Surveying LLC
22 West Main Street
Sharon, CT 06069
(860) 318-5300 - Bodwellengineering@gmail.com

Project Narrative

This project proposes the re-subdivision of two existing lots on Aspen Hill Drive in Falls Village into three lots. Lot 4A (6.10 acres) and Lot 11A (79.60 acres) of the Music Mountain Farms Subdivision are owned by Litchfield Hills Partners LLC and have a combined total acreage of 85.70+/- acres. A portion of Lot 11A is proposed to be merged with Lot 4A, increasing the area of Lot 4A to 28.31 acres. The remainder of Lot 11A would be divided into two new lots: Lot 11B totaling 24.85 acres and Lot 11C totaling 32.54 acres. These lots are designed to be large estate type lots in order to minimize the impact on the area. These proposed lots are located in the Residential/Agricultural Zone which has a minimum lot area of 80,000 sq (1.84 acres). The smallest lot being proposed is Lot 11B at 24.85 acres. Lots 4A and 11C each propose a minimum frontage of greater than 200' along Aspen Hill Drive, while Lot 11B is an interior lot that will be accessed by a proposed 75' right of way across Lot 11C.

The dwellings, driveways, septic systems, and wells shown on the site plan included in this application are shown only to demonstrate the feasibility of building on the proposed lots. No actual construction is currently being proposed because the proposed lots will be sold off individually and the location and extent of development that the owners of the new lots would be interested in proposing is not known at this time. Future development of the proposed lots would require a zoning application and approval by the land use administrator and Torrington Area Health Approval.

Proposed Open Space

This application intends to comply with the requirements of Section 4.07 – Open Space Reservation of the Town of Canaan Subdivision Regulations by dedicating land within the proposed re-subdivision. One open space area is proposed on each of the three proposed lots. Lot 4A will have 4.80 acres of open space, Lot 11B will have 4.05 acres of open space, and Lot 11C will have 4.01 acres of open space. The open space on Lot 11B and Lot 11C are adjacent to one another and to the Housatonic State Forest to form one continuous area of protected open space. The total area of open space proposed in

this application is 12.86 acres, which is 15.01% of the total area (85.70 acres) included in this re-subdivision application.

Construction Sequence

Below is a proposed construction sequence for the re-subdivision. These lots will likely be sold off individually and will require a zoning application with individual site plans and construction sequences at the time of their development.

The site plans will require the following:

- 1) Establish silt fences as shown on plan. Silt fence shall be checked and cleaned out regularly especially after storm events.
- 2) Install construction entrances at all curb cuts.
- 3) Cut trees and grub out roots in areas where driveway passes through wooded areas.
- 4) Excavate driveways to subgrade as shown on plan.
- 5) Install process aggregate base over subgrade to grades shown on plan.
- 6) Construction of house well and septic as shown on final individual site plans.

Sanitary Waste Disposal Report

The three lots in the proposed Aspen Hill Re-Subdivision will be served by on-site waste water disposal systems. The location of the proposed sanitary systems are shown on the provided site plan.

Lot 4A has a TAHD approved design to provide wastewater treatment for a 4 bedroom dwelling. Soil testing on this lot showed mottles between 18 and 22 inches and a percolation rate of 10 minutes per inch. The approved design proposes 60 feet of Mantis Yard Filter 50 that would provide 600 sf of leaching area.

Lot 11B has a TAHD approved design to provide wastewater treatment for a 4 bedroom dwelling. Soil testing on this lot showed mottles between 42.1 and 48 inches and a percolation rate of 10 minutes per inch. The approved design proposes 41.67 feet of Geomatrix S-box SB1-13-36 that would provide 612.5 sf of leaching area.

Lot 11C has a TAHD approved design to provide wastewater treatment for a 4 bedroom dwelling. Soil testing on this lot showed no mottles and a percolation rate of 10 minutes per inch. The approved design proposes 41.67 feet of Geomatrix S-box SB1-13-36 that would provide 612.5 sf of leaching area.

Water Report

These lots will be served by on-site drilled wells for domestic water supply. Proposed well locations are shown on the provided site plan.

Drainage Report

Due to the sandy soil conditions on Lot 11B and Lot 11C we are proposing the installation of infiltration swales at intervals along the driveways to break up the flow of storm water coming from the

impervious area of the driveway Individual site plans will be prepared as the lots are developed, and at that time storm water management for the individual dwellings will be addressed.

Erosion and Sedimentation Control Report

The installation of silt fences along the contours down gradient of all construction and soil stock piling is proposed to control erosion on the site during development. Construction entrances will also be installed at all curb cuts to prevent tracking dirt offsite during the construction process.

Waivers from the Requirements of Section 5.02 of the Canaan Subdivision Regulations Requested in This Application

- Drawing Scale – Requesting waiver to submit plans at a scale of 1"=150' instead of the required 1"=40'. Since this re-subdivision consists of three large lots we believe it will be more beneficial to see the entire re-subdivision on one plan rather than having to separate the drawing into multiple sections where it would be more difficult to comprehend the overall picture of what is being proposed.
- Index Map – We are requesting a waiver from the index map requirement because we are showing the entire area covered under this application on one sheet and are not dividing the area into multiple sheets with match lines.
- Identification of trees greater than 18" in diameter in areas of proposed improvements or clearing – We are requesting a waiver from this requirement because all houses, driveways, septic systems, and wells shown on the site plan submitted with this application do not represent actual proposed construction at this time but instead are shown to demonstrate the feasibility of building on the proposed lots. Future development of the proposed lots would require application for a zoning permit and trees would be located at this time when the owners of the lots created in this re-subdivision have selected an area on the lot for development.
- Road Design – This application does not propose the construction of a public road.
- Drainage Design – This application's drainage report addresses drainage design with respect to the driveways but not to the individual dwellings because no immediate construction of any dwellings is proposed with this application.
- Utility Design – It is not known whether future owners of the proposed lots will actually develop the lots or where exactly on the lots they would choose to construct a dwelling. Future development would require zoning application and utilities would be designed when it is known exactly where the owners of the proposed lots intend to develop.
- Construction Details and Dimensions - All houses, driveways, septic systems, and wells shown on the site plan submitted with this application do not represent actual proposed construction at this time but instead are shown to demonstrate the feasibility of building on the proposed lots. Future development of the proposed lots would require application for a zoning permit and at that time the applicants would provide the necessary construction details when the nature and extent of the proposed development is known.

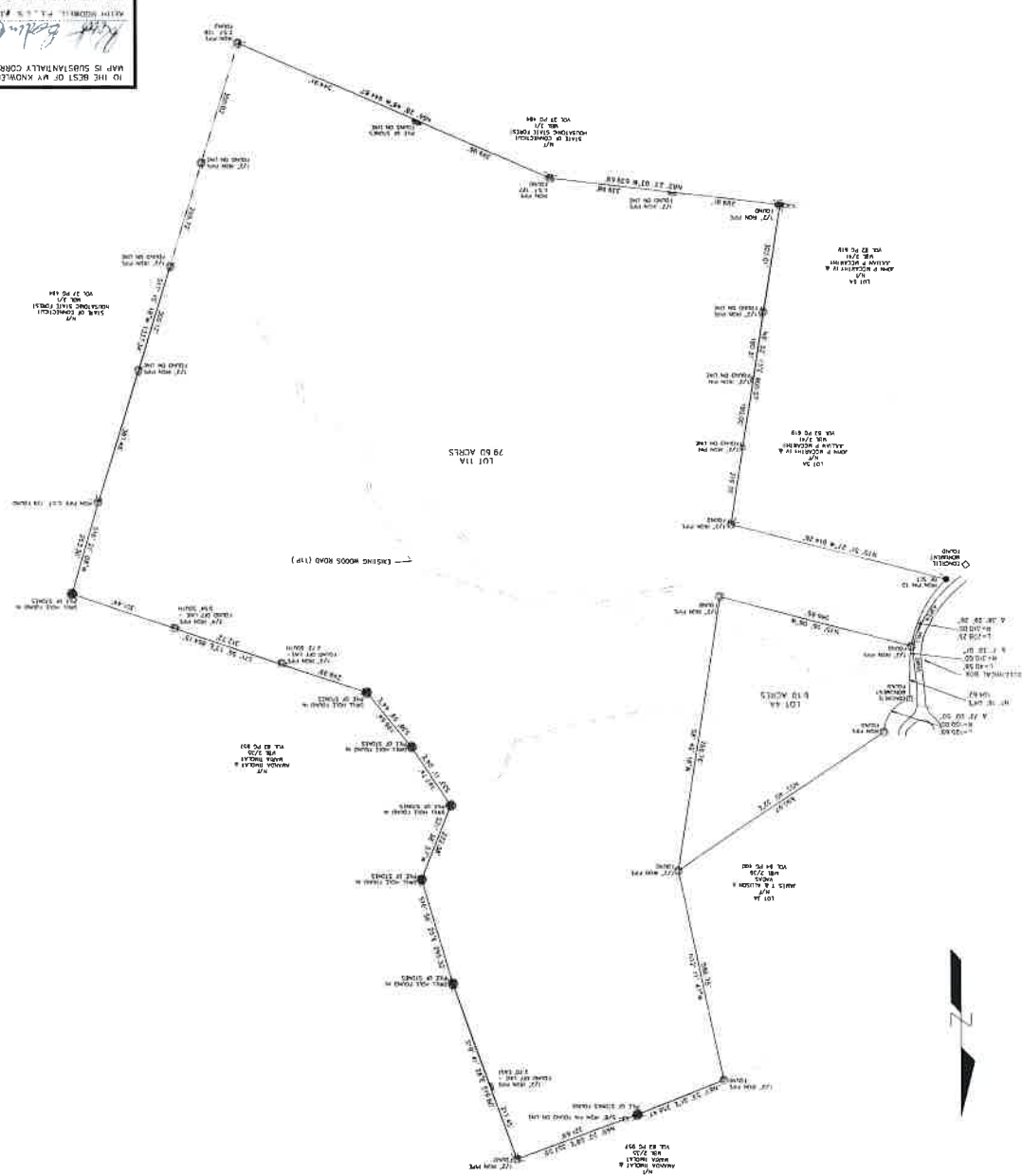
	DATE: JUNE 2026 KEY: JULY 2026
	PROJECT: 2022 BH SHEET 14: 1 OF 6
SCOUT PROPERTY LLC 200 SHAWAN MOUNTAIN ROAD SHAWAN, CT 06089	
PREPARED FOR: MUSIC MOUNTAIN FARM PARTNERS LLC 200 SHAWAN MOUNTAIN ROAD SHAWAN, CT 06089	
PROPERTY SURVEY MUSIC MOUNTAIN FARM LOTS 4A AND 11A ASPEN HILL DRIVE - CANAAN - MAP 2 LOT 40&4B	
22 WEST MAIN STREET - SHAWAN, CT 06089 RODWELL ENGINEERING AND SURVEYING, LLC 880-319-1300 - RODWELLSURVEYING.COM	

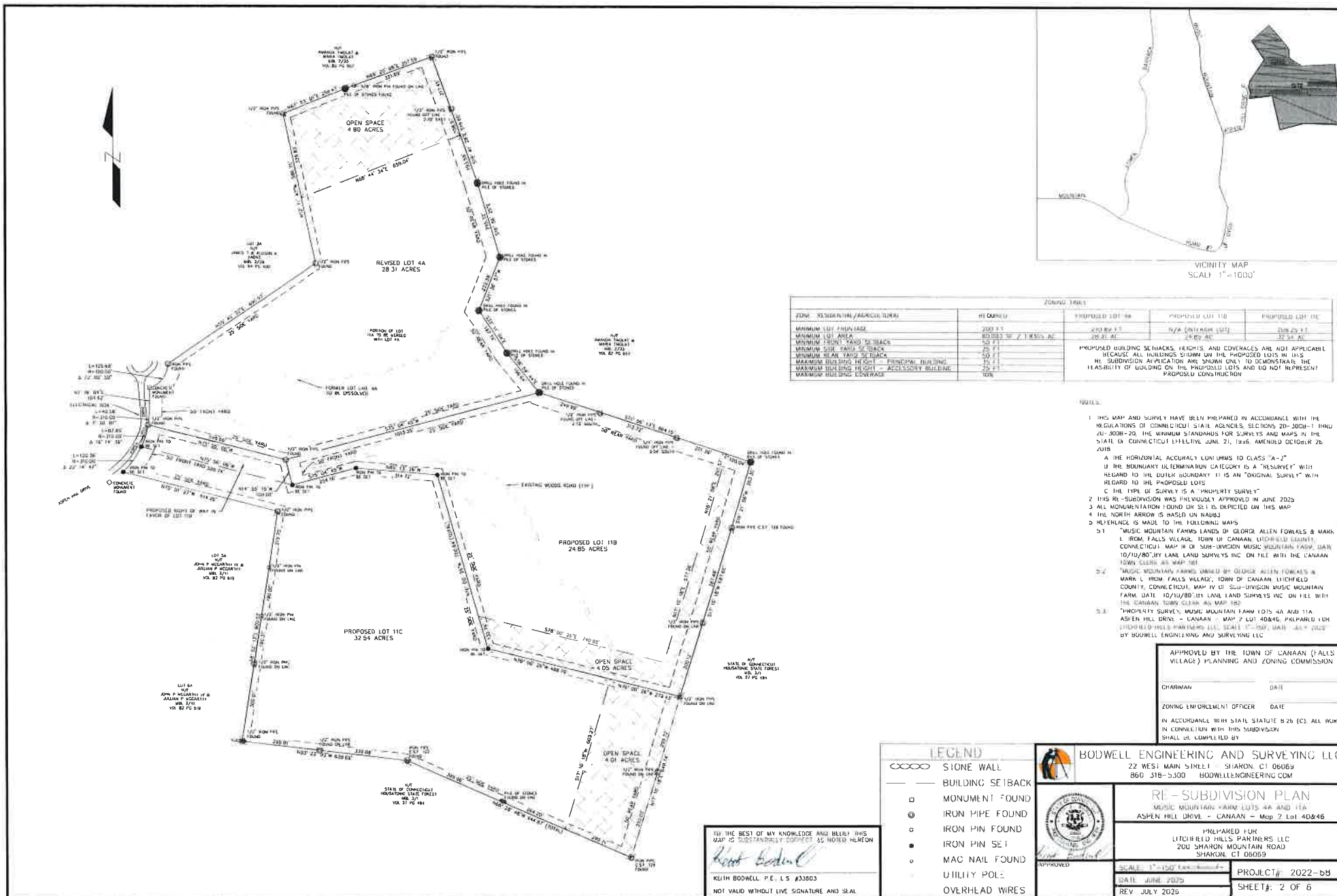
APPROVED 	OVERHEAD WIRES UTILITY POLE MAG NAIL FOUND IRON PIN SET IRON PIN FOUND IRON PIPE FOUND MOUNTMENT - FOUND BUILDING SETBACK STONE WALL
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NOT VALID WITHOUT THE SIGNATURE AND SEAL
 MARY RODWELL, P.E., S.T.S. #10000
 MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

1. THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE STATUTES SECTIONS 20-206-1 THROUGH 20-206-20. THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE JANUARY 27, 1996, ARE APPLIED TO THIS SURVEY.

2. THE PART OF SURVEY IS A "PROPERTY SURVEY".
 3. THE MONUMENTATION PROVIDED ON THIS MAP IS BASED ON THE RECORDS OF THE SURVEY.
 4. THE HORIZONTAL ACCURACY CONFORMS TO CLASS "A-2".
 5. THE BOUNDARY DETERMINATION EXISTED AS A "RESURVEY".
 6. THE MONUMENTATION PROVIDED ON THIS MAP IS BASED ON THE RECORDS OF THE SURVEY.
 7. THE MONUMENTATION PROVIDED ON THIS MAP IS BASED ON THE RECORDS OF THE SURVEY.
 8. THE MONUMENTATION PROVIDED ON THIS MAP IS BASED ON THE RECORDS OF THE SURVEY.
 9. THE MONUMENTATION PROVIDED ON THIS MAP IS BASED ON THE RECORDS OF THE SURVEY.
 10. THE MONUMENTATION PROVIDED ON THIS MAP IS BASED ON THE RECORDS OF THE SURVEY.





ZONING TABLE				
ZONE: RESIDENTIAL/AGRICULTURAL	RE SURVEY	PROPOSED LOT 118	PROPOSED LOT 119	PROPOSED LOT 120
MINIMUM LOT FRONTAGE	200 FT	200 FT	200 FT	200 FT
MINIMUM LOT AREA	40,000 SQ FT (0.91 AC)	40,000 SQ FT (0.91 AC)	40,000 SQ FT (0.91 AC)	40,000 SQ FT (0.91 AC)
MINIMUM FRONT YARD SETBACK	25 FT	25 FT	25 FT	25 FT
MINIMUM SIDE YARD SETBACK	10 FT	10 FT	10 FT	10 FT
MINIMUM REAR YARD SETBACK	10 FT	10 FT	10 FT	10 FT
MAXIMUM BUILDING HEIGHT - PRINCIPAL BUILDING	35 FT	35 FT	35 FT	35 FT
MAXIMUM BUILDING HEIGHT - ACCESSORY BUILDING	25 FT	25 FT	25 FT	25 FT
MAXIMUM BUILDING COVERAGE	50%	50%	50%	50%

- NOTES:
- THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE JUNE 21, 1995, AMENDED OCTOBER 26, 2015.
 - A. THE HORIZONTAL ACCURACY OF THIS SURVEY IS CLASS "A-2".
 - B. THE BOUNDARY ULTIMATUM CATEGORY IS A "RESURVEY" WITH REGARD TO THE OUTER BOUNDARY IT IS AN "ORIGINAL SURVEY" WITH REGARD TO THE PROPOSED LOTS.
 - C. THE TYPE OF SURVEY IS A "PROPERTY SURVEY".
 2. THIS RE-SUBDIVISION WAS PREVIOUSLY APPROVED IN JUNE 2023.
 3. ALL MONUMENTATION FOUND ON SITE IS DEPICTED ON THIS MAP.
 4. THE NORTH ARROW IS BASED ON RAUBS.
 5. REFERENCE IS MADE TO THE FOLLOWING MAPS:
 - "MUSIC MOUNTAIN FARMS LOTS OF GEORGE ALLEN FOWLES & MARK L. FROM FALLS VILLAGE, TOWN OF CANAAN, LITCHFIELD COUNTY, CONNECTICUT, MAP IV OF SUB-DIVISION MUSIC MOUNTAIN FARM, DATED 10/10/80, BY LAND SURVEYS INC. ON FILE WITH THE CANAAN TOWN CLERK AS MAP 182.
 - "MUSIC MOUNTAIN FARMS OWNED BY GEORGE ALLEN FOWLES & MARK L. FROM FALLS VILLAGE, TOWN OF CANAAN, LITCHFIELD COUNTY, CONNECTICUT, MAP IV OF SUB-DIVISION MUSIC MOUNTAIN FARM, DATED 10/10/80, BY LAND SURVEYS INC. ON FILE WITH THE CANAAN TOWN CLERK AS MAP 182.
 - "PROPERTY SURVEY, MUSIC MOUNTAIN FARM LOTS 118, 119 AND 120, ASPEN HILL DRIVE - CANAAN - MAP 7 LOT 40846, PREPARED BY LITCHFIELD HILLS PARTNERS LLC, SCALE 1"=150', DATED 06/20/23, BY BODWELL ENGINEERING AND SURVEYING LLC.

APPROVED BY THE TOWN OF CANAAN (FALLS VILLAGE) PLANNING AND ZONING COMMISSION

CHAIRMAN _____ DATE _____

ZONING ENFORCEMENT OFFICER _____ DATE _____

IN ACCORDANCE WITH STATE STATUTE 8-2b (C), ALL WORK IN CONNECTION WITH THIS SUBDIVISION SHALL BE COMPLETED BY:

LEGEND

- STONE WALL
- BUILDING SETBACK
- MONUMENT FOUND
- IRON PIPE FOUND
- IRON PIN FOUND
- IRON PIN SET
- MAC NAIL FOUND
- UTILITY POLE
- OVERHEAD WIRES

APPROVED

BODWELL ENGINEERING AND SURVEYING LLC
22 WEST MAIN STREET - SHARON, CT 06089
860 318-5300 BODWELLENENGINEERING.COM

RE-SUBDIVISION PLAN
MUSIC MOUNTAIN FARM LOTS 118, 119 AND 120
ASPEN HILL DRIVE - CANAAN - Map 7 Lot 40846

PREPARED FOR:
LITCHFIELD HILLS PARTNERS LLC
200 SHARON MOUNTAIN ROAD
SHARON, CT 06089

SCALE: 1"=150' (AS SHOWN)

DATE: JUNE 2023

REV: JULY 2026

PROJECT#: 2022-68

SHEET#: 2 OF 6

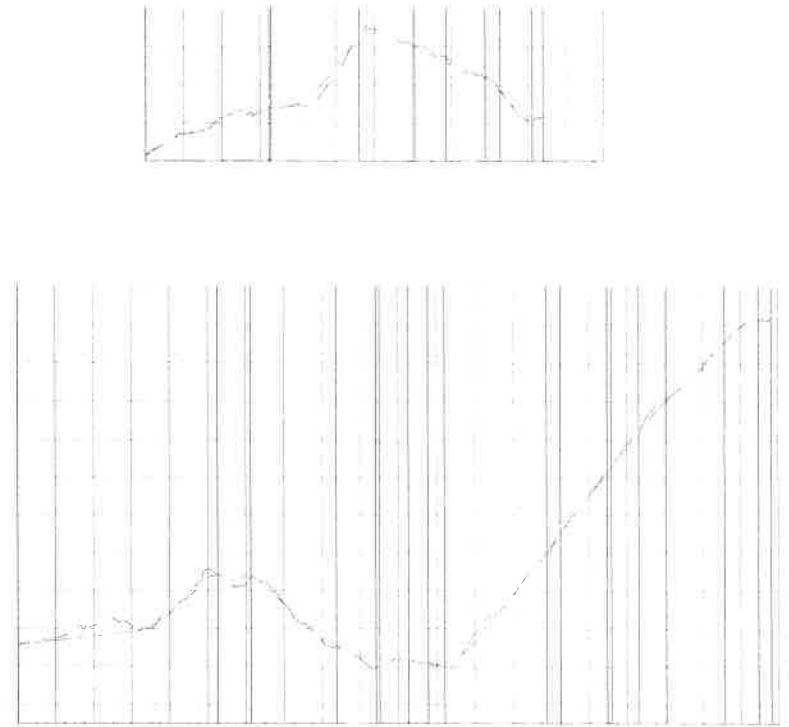
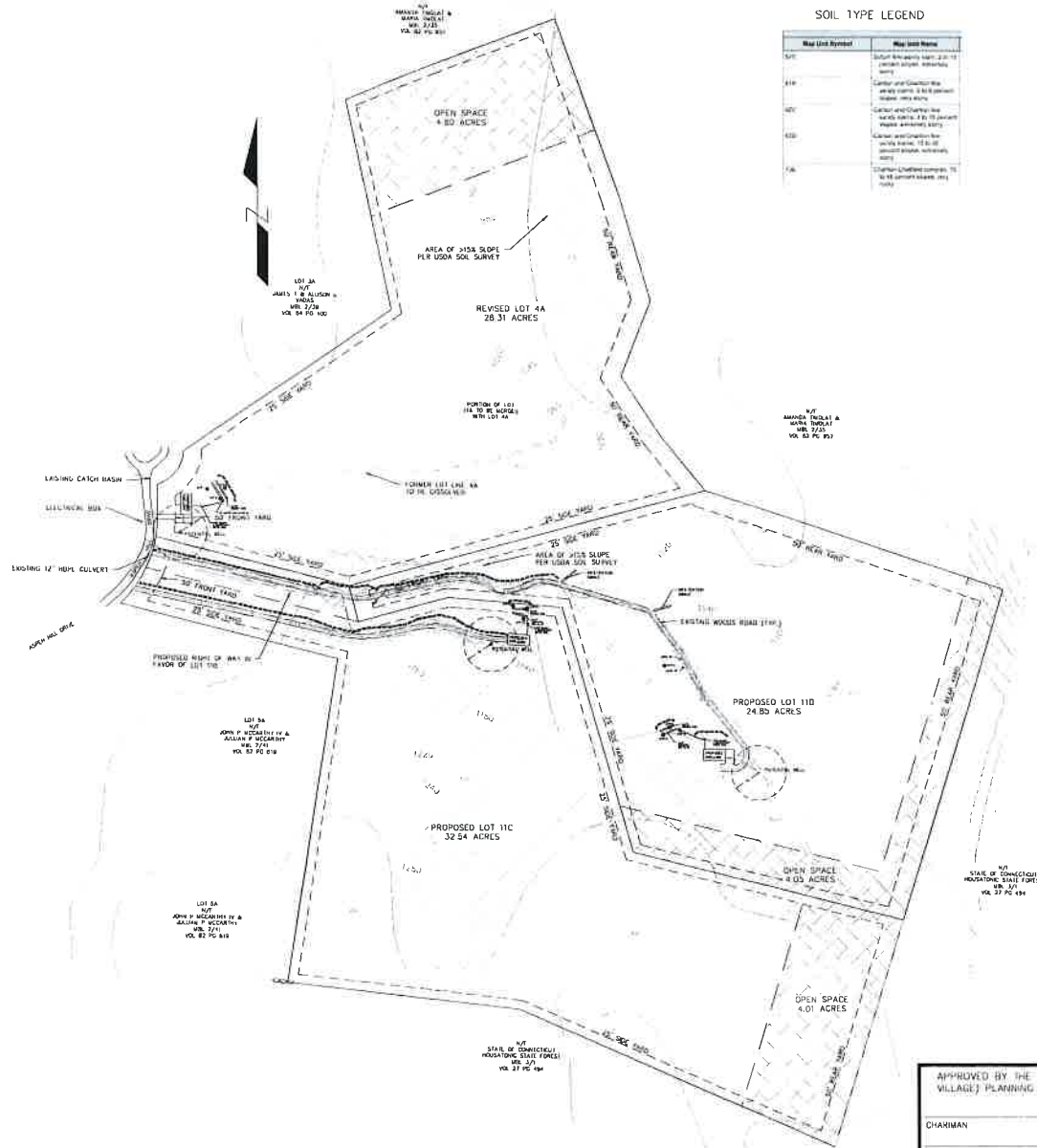
SOIL TYPE LEGEND

Map Unit Symbol	Map Unit Name
U1	Urban Residential (U1) - 20-40 ft. (urban) (urban) (urban) (urban)
U2	Urban Residential (U2) - 40-60 ft. (urban) (urban) (urban) (urban)
U3	Urban Residential (U3) - 60-80 ft. (urban) (urban) (urban) (urban)
U4	Urban Residential (U4) - 80-100 ft. (urban) (urban) (urban) (urban)
U5	Urban Residential (U5) - 100-120 ft. (urban) (urban) (urban) (urban)
U6	Urban Residential (U6) - 120-140 ft. (urban) (urban) (urban) (urban)
U7	Urban Residential (U7) - 140-160 ft. (urban) (urban) (urban) (urban)
U8	Urban Residential (U8) - 160-180 ft. (urban) (urban) (urban) (urban)
U9	Urban Residential (U9) - 180-200 ft. (urban) (urban) (urban) (urban)
U10	Urban Residential (U10) - 200-220 ft. (urban) (urban) (urban) (urban)
U11	Urban Residential (U11) - 220-240 ft. (urban) (urban) (urban) (urban)
U12	Urban Residential (U12) - 240-260 ft. (urban) (urban) (urban) (urban)
U13	Urban Residential (U13) - 260-280 ft. (urban) (urban) (urban) (urban)
U14	Urban Residential (U14) - 280-300 ft. (urban) (urban) (urban) (urban)
U15	Urban Residential (U15) - 300-320 ft. (urban) (urban) (urban) (urban)
U16	Urban Residential (U16) - 320-340 ft. (urban) (urban) (urban) (urban)
U17	Urban Residential (U17) - 340-360 ft. (urban) (urban) (urban) (urban)
U18	Urban Residential (U18) - 360-380 ft. (urban) (urban) (urban) (urban)
U19	Urban Residential (U19) - 380-400 ft. (urban) (urban) (urban) (urban)
U20	Urban Residential (U20) - 400-420 ft. (urban) (urban) (urban) (urban)
U21	Urban Residential (U21) - 420-440 ft. (urban) (urban) (urban) (urban)
U22	Urban Residential (U22) - 440-460 ft. (urban) (urban) (urban) (urban)
U23	Urban Residential (U23) - 460-480 ft. (urban) (urban) (urban) (urban)
U24	Urban Residential (U24) - 480-500 ft. (urban) (urban) (urban) (urban)
U25	Urban Residential (U25) - 500-520 ft. (urban) (urban) (urban) (urban)
U26	Urban Residential (U26) - 520-540 ft. (urban) (urban) (urban) (urban)
U27	Urban Residential (U27) - 540-560 ft. (urban) (urban) (urban) (urban)
U28	Urban Residential (U28) - 560-580 ft. (urban) (urban) (urban) (urban)
U29	Urban Residential (U29) - 580-600 ft. (urban) (urban) (urban) (urban)
U30	Urban Residential (U30) - 600-620 ft. (urban) (urban) (urban) (urban)
U31	Urban Residential (U31) - 620-640 ft. (urban) (urban) (urban) (urban)
U32	Urban Residential (U32) - 640-660 ft. (urban) (urban) (urban) (urban)
U33	Urban Residential (U33) - 660-680 ft. (urban) (urban) (urban) (urban)
U34	Urban Residential (U34) - 680-700 ft. (urban) (urban) (urban) (urban)
U35	Urban Residential (U35) - 700-720 ft. (urban) (urban) (urban) (urban)
U36	Urban Residential (U36) - 720-740 ft. (urban) (urban) (urban) (urban)
U37	Urban Residential (U37) - 740-760 ft. (urban) (urban) (urban) (urban)
U38	Urban Residential (U38) - 760-780 ft. (urban) (urban) (urban) (urban)
U39	Urban Residential (U39) - 780-800 ft. (urban) (urban) (urban) (urban)
U40	Urban Residential (U40) - 800-820 ft. (urban) (urban) (urban) (urban)
U41	Urban Residential (U41) - 820-840 ft. (urban) (urban) (urban) (urban)
U42	Urban Residential (U42) - 840-860 ft. (urban) (urban) (urban) (urban)
U43	Urban Residential (U43) - 860-880 ft. (urban) (urban) (urban) (urban)
U44	Urban Residential (U44) - 880-900 ft. (urban) (urban) (urban) (urban)
U45	Urban Residential (U45) - 900-920 ft. (urban) (urban) (urban) (urban)
U46	Urban Residential (U46) - 920-940 ft. (urban) (urban) (urban) (urban)
U47	Urban Residential (U47) - 940-960 ft. (urban) (urban) (urban) (urban)
U48	Urban Residential (U48) - 960-980 ft. (urban) (urban) (urban) (urban)
U49	Urban Residential (U49) - 980-1000 ft. (urban) (urban) (urban) (urban)
U50	Urban Residential (U50) - 1000-1020 ft. (urban) (urban) (urban) (urban)
U51	Urban Residential (U51) - 1020-1040 ft. (urban) (urban) (urban) (urban)
U52	Urban Residential (U52) - 1040-1060 ft. (urban) (urban) (urban) (urban)
U53	Urban Residential (U53) - 1060-1080 ft. (urban) (urban) (urban) (urban)
U54	Urban Residential (U54) - 1080-1100 ft. (urban) (urban) (urban) (urban)
U55	Urban Residential (U55) - 1100-1120 ft. (urban) (urban) (urban) (urban)
U56	Urban Residential (U56) - 1120-1140 ft. (urban) (urban) (urban) (urban)
U57	Urban Residential (U57) - 1140-1160 ft. (urban) (urban) (urban) (urban)
U58	Urban Residential (U58) - 1160-1180 ft. (urban) (urban) (urban) (urban)
U59	Urban Residential (U59) - 1180-1200 ft. (urban) (urban) (urban) (urban)
U60	Urban Residential (U60) - 1200-1220 ft. (urban) (urban) (urban) (urban)
U61	Urban Residential (U61) - 1220-1240 ft. (urban) (urban) (urban) (urban)
U62	Urban Residential (U62) - 1240-1260 ft. (urban) (urban) (urban) (urban)
U63	Urban Residential (U63) - 1260-1280 ft. (urban) (urban) (urban) (urban)
U64	Urban Residential (U64) - 1280-1300 ft. (urban) (urban) (urban) (urban)
U65	Urban Residential (U65) - 1300-1320 ft. (urban) (urban) (urban) (urban)
U66	Urban Residential (U66) - 1320-1340 ft. (urban) (urban) (urban) (urban)
U67	Urban Residential (U67) - 1340-1360 ft. (urban) (urban) (urban) (urban)
U68	Urban Residential (U68) - 1360-1380 ft. (urban) (urban) (urban) (urban)
U69	Urban Residential (U69) - 1380-1400 ft. (urban) (urban) (urban) (urban)
U70	Urban Residential (U70) - 1400-1420 ft. (urban) (urban) (urban) (urban)
U71	Urban Residential (U71) - 1420-1440 ft. (urban) (urban) (urban) (urban)
U72	Urban Residential (U72) - 1440-1460 ft. (urban) (urban) (urban) (urban)
U73	Urban Residential (U73) - 1460-1480 ft. (urban) (urban) (urban) (urban)
U74	Urban Residential (U74) - 1480-1500 ft. (urban) (urban) (urban) (urban)
U75	Urban Residential (U75) - 1500-1520 ft. (urban) (urban) (urban) (urban)
U76	Urban Residential (U76) - 1520-1540 ft. (urban) (urban) (urban) (urban)
U77	Urban Residential (U77) - 1540-1560 ft. (urban) (urban) (urban) (urban)
U78	Urban Residential (U78) - 1560-1580 ft. (urban) (urban) (urban) (urban)
U79	Urban Residential (U79) - 1580-1600 ft. (urban) (urban) (urban) (urban)
U80	Urban Residential (U80) - 1600-1620 ft. (urban) (urban) (urban) (urban)
U81	Urban Residential (U81) - 1620-1640 ft. (urban) (urban) (urban) (urban)
U82	Urban Residential (U82) - 1640-1660 ft. (urban) (urban) (urban) (urban)
U83	Urban Residential (U83) - 1660-1680 ft. (urban) (urban) (urban) (urban)
U84	Urban Residential (U84) - 1680-1700 ft. (urban) (urban) (urban) (urban)
U85	Urban Residential (U85) - 1700-1720 ft. (urban) (urban) (urban) (urban)
U86	Urban Residential (U86) - 1720-1740 ft. (urban) (urban) (urban) (urban)
U87	Urban Residential (U87) - 1740-1760 ft. (urban) (urban) (urban) (urban)
U88	Urban Residential (U88) - 1760-1780 ft. (urban) (urban) (urban) (urban)
U89	Urban Residential (U89) - 1780-1800 ft. (urban) (urban) (urban) (urban)
U90	Urban Residential (U90) - 1800-1820 ft. (urban) (urban) (urban) (urban)
U91	Urban Residential (U91) - 1820-1840 ft. (urban) (urban) (urban) (urban)
U92	Urban Residential (U92) - 1840-1860 ft. (urban) (urban) (urban) (urban)
U93	Urban Residential (U93) - 1860-1880 ft. (urban) (urban) (urban) (urban)
U94	Urban Residential (U94) - 1880-1900 ft. (urban) (urban) (urban) (urban)
U95	Urban Residential (U95) - 1900-1920 ft. (urban) (urban) (urban) (urban)
U96	Urban Residential (U96) - 1920-1940 ft. (urban) (urban) (urban) (urban)
U97	Urban Residential (U97) - 1940-1960 ft. (urban) (urban) (urban) (urban)
U98	Urban Residential (U98) - 1960-1980 ft. (urban) (urban) (urban) (urban)
U99	Urban Residential (U99) - 1980-2000 ft. (urban) (urban) (urban) (urban)
U100	Urban Residential (U100) - 2000-2020 ft. (urban) (urban) (urban) (urban)

GENERAL NOTES
1. ALL BUILDINGS, DRIVEWAYS, SEPTIC SYSTEMS, AND WELLS SHOWN ON THIS SITE PLAN ARE INTENDED TO DEMONSTRATE THE FEASIBILITY OF BUILDING ON THE PROPOSED LOTS AND DO NOT REPRESENT PROPOSED CONSTRUCTION. THE CONSTRUCTION OF THESE IMPROVEMENTS IN THE FUTURE WILL REQUIRE ADDITIONAL APPROVAL BY THE CANAAN PLANNING AND ZONING COMMISSION.
2. ALL LOTS WILL REQUIRE ENGINEERED SEPTIC DESIGNS APPROVED BY THE TOWN OF CANAAN HEALTH DEPARTMENT PRIOR TO DEVELOPMENT.

ZONING TABLE				
ZONE	RESIDENTIAL/AGRICULTURAL	REQUIRED	PROPOSED LOT 4A	PROPOSED LOT 11C
MINIMUM LOT FRONTAGE	120 FT	120 FT	120 FT	120 FT
MINIMUM LOT AREA	10,000 SF (2.28 AC)	10,000 SF (2.28 AC)	10,000 SF (2.28 AC)	10,000 SF (2.28 AC)
MINIMUM FRONT YARD SETBACK	25 FT	25 FT	25 FT	25 FT
MINIMUM SIDE YARD SETBACK	25 FT	25 FT	25 FT	25 FT
MINIMUM REAR YARD SETBACK	25 FT	25 FT	25 FT	25 FT
MAXIMUM BUILDING HEIGHT - PRINCIPAL BUILDING	35 FT	35 FT	35 FT	35 FT
MAXIMUM BUILDING HEIGHT - ACCESSORY BUILDING	25 FT	25 FT	25 FT	25 FT
MAXIMUM BUILDING COVERAGE	10%	10%	10%	10%

PROPOSED BUILDING SETBACKS, HEIGHTS, AND COVERAGES ARE NOT APPLICABLE BECAUSE ALL BUILDINGS SHOWN ON THE PROPOSED LOTS IN THIS SUBDIVISION APPLICATION ARE SHOWN ONLY TO DEMONSTRATE THE FEASIBILITY OF BUILDING ON THE PROPOSED LOTS AND DO NOT REPRESENT PROPOSED CONSTRUCTION.



LEGEND

- PERC TEST
- DEEP TEST PIT
- STONE WALL
- EXISTING CONTOURS
- PROPOSED CONTOURS
- SILT FENCE
- WETLAND LINE
- BENCHMARK

BODWELL ENGINEERING AND SURVEYING LLC
22 WEST MAIN STREET - SHARON, CT 06069
860-318-5300 - BODWELLENGINEERING.COM

SITE PLAN
MUSIC MOUNTAIN FARM LOTS 4A AND 11A
ASPEN HILL DRIVE, CANAAN, CT Map 2 Lot 40&46

PREPARED FOR
TIGHEBELL HILLS PARTNERS LLC
200 SHARON MOUNTAIN ROAD
SHARON, CT 06069

SCALE: 1" = 120' (AS SHOWN)
DATE: JUNE 2023
REV: JULY 2025

PROJECT # 2023-08
SHEET # 3 OF 6

APPROVED BY THE TOWN OF CANAAN (FAIR VILLAGE) PLANNING AND ZONING COMMISSION

CHAIRMAN: _____ DATE: _____

ZONING ENFORCEMENT OFFICER: _____ DATE: _____

IN ACCORDANCE WITH STATE STATUTE 8-2a (C), ALL WORK IN CONNECTION WITH THIS SUBDIVISION SHALL BE COMPLETED BY:

STANDARD WELS LOT 4A

HYDRAULIC GRADIENT EST.
RECEIVING S.W. DEP 14-16 D-22.11
PF = 30

FLOW FACION
4 BLDROOM DESIGN FLOW
525 GAL/DAY
FF = 1.75

PERCOLATION FACTOR
PERCOLATION RATE
UP TO 10 D MIN/INCH
PF = 1.0

WLS-30X1 / SRT D = 52.5 FT

ELA

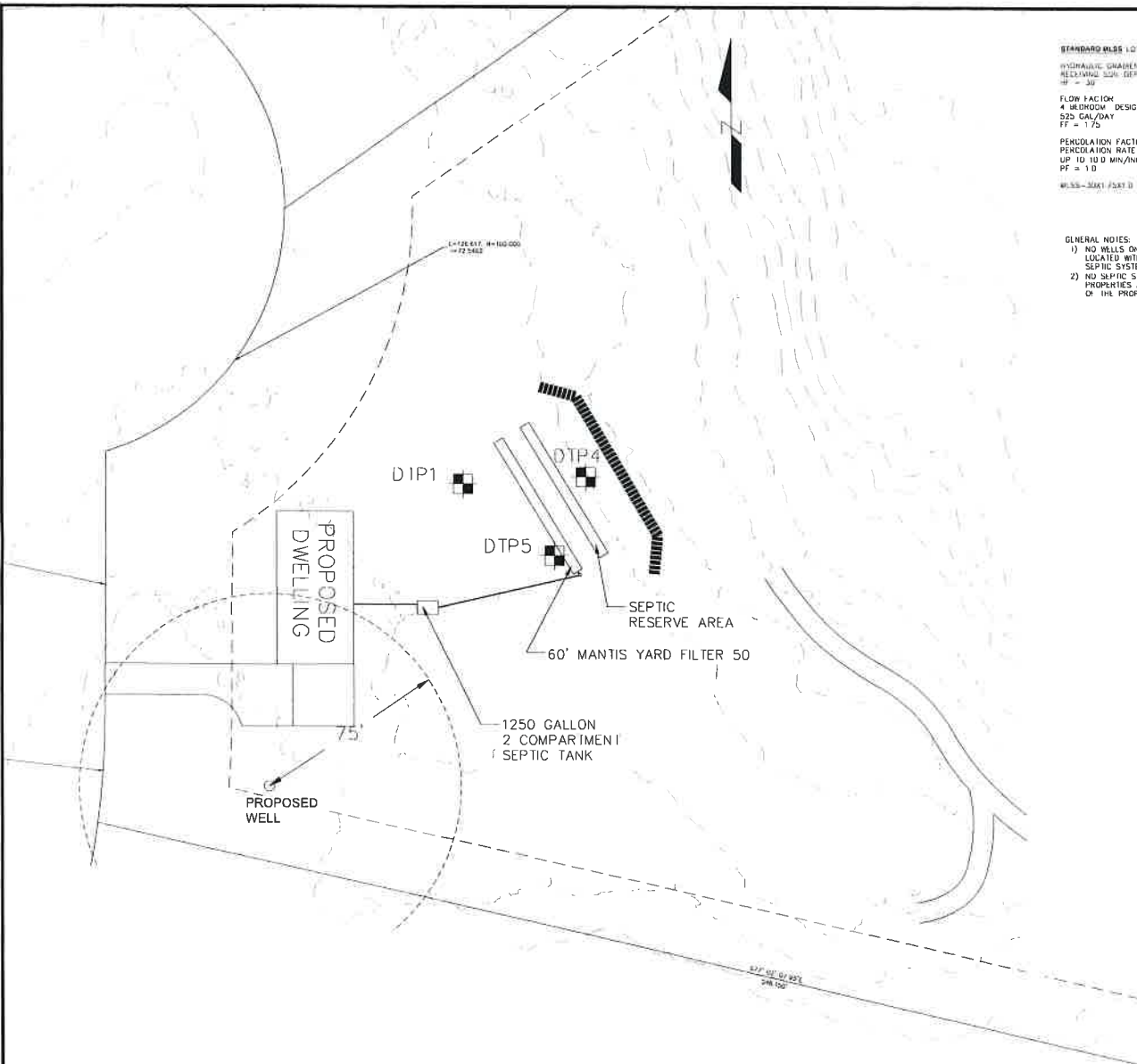
PERCOLATION RATE
LESS THAN 10 D MIN/INCH
4 BLDROOM
ELA FROM TABLE 6 = 577.5 SF
PROVIDE 60' OF
MANTIS YARD FILTER 50

SEXTA D = 600.0 SF PROVIDED

GENERAL NOTES

- 1) NO WELLS ON ADJACENT PROPERTIES ARE LOCATED WITHIN 100 FEET OF THE PROPOSED SEPTIC SYSTEM
- 2) NO SEPTIC SYSTEMS ON ADJACENT PROPERTIES ARE LOCATED WITHIN 100 FEET OF THE PROPOSED WELL

0'-4"	UPSON	ORANGE BROWN FINE SANDY LOAM
4'-14"	UPSON	ORANGE BROWN FINE SANDY LOAM
14'-35"	UPSON	ORANGE BROWN FINE SANDY LOAM
35'-42"	UPSON	ORANGE BROWN FINE SANDY LOAM
42'-52"	UPSON	ORANGE BROWN FINE SANDY LOAM
52'-62"	UPSON	ORANGE BROWN FINE SANDY LOAM
62'-72"	UPSON	ORANGE BROWN FINE SANDY LOAM
72'-82"	UPSON	ORANGE BROWN FINE SANDY LOAM
82'-92"	UPSON	ORANGE BROWN FINE SANDY LOAM
92'-102"	UPSON	ORANGE BROWN FINE SANDY LOAM
102'-112"	UPSON	ORANGE BROWN FINE SANDY LOAM
112'-122"	UPSON	ORANGE BROWN FINE SANDY LOAM
122'-132"	UPSON	ORANGE BROWN FINE SANDY LOAM
132'-142"	UPSON	ORANGE BROWN FINE SANDY LOAM
142'-152"	UPSON	ORANGE BROWN FINE SANDY LOAM
152'-162"	UPSON	ORANGE BROWN FINE SANDY LOAM
162'-172"	UPSON	ORANGE BROWN FINE SANDY LOAM
172'-182"	UPSON	ORANGE BROWN FINE SANDY LOAM
182'-192"	UPSON	ORANGE BROWN FINE SANDY LOAM
192'-202"	UPSON	ORANGE BROWN FINE SANDY LOAM
202'-212"	UPSON	ORANGE BROWN FINE SANDY LOAM
212'-222"	UPSON	ORANGE BROWN FINE SANDY LOAM
222'-232"	UPSON	ORANGE BROWN FINE SANDY LOAM
232'-242"	UPSON	ORANGE BROWN FINE SANDY LOAM
242'-252"	UPSON	ORANGE BROWN FINE SANDY LOAM
252'-262"	UPSON	ORANGE BROWN FINE SANDY LOAM
262'-272"	UPSON	ORANGE BROWN FINE SANDY LOAM
272'-282"	UPSON	ORANGE BROWN FINE SANDY LOAM
282'-292"	UPSON	ORANGE BROWN FINE SANDY LOAM
292'-302"	UPSON	ORANGE BROWN FINE SANDY LOAM
302'-312"	UPSON	ORANGE BROWN FINE SANDY LOAM
312'-322"	UPSON	ORANGE BROWN FINE SANDY LOAM
322'-332"	UPSON	ORANGE BROWN FINE SANDY LOAM
332'-342"	UPSON	ORANGE BROWN FINE SANDY LOAM
342'-352"	UPSON	ORANGE BROWN FINE SANDY LOAM
352'-362"	UPSON	ORANGE BROWN FINE SANDY LOAM
362'-372"	UPSON	ORANGE BROWN FINE SANDY LOAM
372'-382"	UPSON	ORANGE BROWN FINE SANDY LOAM
382'-392"	UPSON	ORANGE BROWN FINE SANDY LOAM
392'-402"	UPSON	ORANGE BROWN FINE SANDY LOAM
402'-412"	UPSON	ORANGE BROWN FINE SANDY LOAM
412'-422"	UPSON	ORANGE BROWN FINE SANDY LOAM
422'-432"	UPSON	ORANGE BROWN FINE SANDY LOAM
432'-442"	UPSON	ORANGE BROWN FINE SANDY LOAM
442'-452"	UPSON	ORANGE BROWN FINE SANDY LOAM
452'-462"	UPSON	ORANGE BROWN FINE SANDY LOAM
462'-472"	UPSON	ORANGE BROWN FINE SANDY LOAM
472'-482"	UPSON	ORANGE BROWN FINE SANDY LOAM
482'-492"	UPSON	ORANGE BROWN FINE SANDY LOAM
492'-502"	UPSON	ORANGE BROWN FINE SANDY LOAM
502'-512"	UPSON	ORANGE BROWN FINE SANDY LOAM
512'-522"	UPSON	ORANGE BROWN FINE SANDY LOAM
522'-532"	UPSON	ORANGE BROWN FINE SANDY LOAM
532'-542"	UPSON	ORANGE BROWN FINE SANDY LOAM
542'-552"	UPSON	ORANGE BROWN FINE SANDY LOAM
552'-562"	UPSON	ORANGE BROWN FINE SANDY LOAM
562'-572"	UPSON	ORANGE BROWN FINE SANDY LOAM
572'-582"	UPSON	ORANGE BROWN FINE SANDY LOAM
582'-592"	UPSON	ORANGE BROWN FINE SANDY LOAM
592'-602"	UPSON	ORANGE BROWN FINE SANDY LOAM
602'-612"	UPSON	ORANGE BROWN FINE SANDY LOAM
612'-622"	UPSON	ORANGE BROWN FINE SANDY LOAM
622'-632"	UPSON	ORANGE BROWN FINE SANDY LOAM
632'-642"	UPSON	ORANGE BROWN FINE SANDY LOAM
642'-652"	UPSON	ORANGE BROWN FINE SANDY LOAM
652'-662"	UPSON	ORANGE BROWN FINE SANDY LOAM
662'-672"	UPSON	ORANGE BROWN FINE SANDY LOAM
672'-682"	UPSON	ORANGE BROWN FINE SANDY LOAM
682'-692"	UPSON	ORANGE BROWN FINE SANDY LOAM
692'-702"	UPSON	ORANGE BROWN FINE SANDY LOAM
702'-712"	UPSON	ORANGE BROWN FINE SANDY LOAM
712'-722"	UPSON	ORANGE BROWN FINE SANDY LOAM
722'-732"	UPSON	ORANGE BROWN FINE SANDY LOAM
732'-742"	UPSON	ORANGE BROWN FINE SANDY LOAM
742'-752"	UPSON	ORANGE BROWN FINE SANDY LOAM
752'-762"	UPSON	ORANGE BROWN FINE SANDY LOAM
762'-772"	UPSON	ORANGE BROWN FINE SANDY LOAM
772'-782"	UPSON	ORANGE BROWN FINE SANDY LOAM
782'-792"	UPSON	ORANGE BROWN FINE SANDY LOAM
792'-802"	UPSON	ORANGE BROWN FINE SANDY LOAM
802'-812"	UPSON	ORANGE BROWN FINE SANDY LOAM
812'-822"	UPSON	ORANGE BROWN FINE SANDY LOAM
822'-832"	UPSON	ORANGE BROWN FINE SANDY LOAM
832'-842"	UPSON	ORANGE BROWN FINE SANDY LOAM
842'-852"	UPSON	ORANGE BROWN FINE SANDY LOAM
852'-862"	UPSON	ORANGE BROWN FINE SANDY LOAM
862'-872"	UPSON	ORANGE BROWN FINE SANDY LOAM
872'-882"	UPSON	ORANGE BROWN FINE SANDY LOAM
882'-892"	UPSON	ORANGE BROWN FINE SANDY LOAM
892'-902"	UPSON	ORANGE BROWN FINE SANDY LOAM
902'-912"	UPSON	ORANGE BROWN FINE SANDY LOAM
912'-922"	UPSON	ORANGE BROWN FINE SANDY LOAM
922'-932"	UPSON	ORANGE BROWN FINE SANDY LOAM
932'-942"	UPSON	ORANGE BROWN FINE SANDY LOAM
942'-952"	UPSON	ORANGE BROWN FINE SANDY LOAM
952'-962"	UPSON	ORANGE BROWN FINE SANDY LOAM
962'-972"	UPSON	ORANGE BROWN FINE SANDY LOAM
972'-982"	UPSON	ORANGE BROWN FINE SANDY LOAM
982'-992"	UPSON	ORANGE BROWN FINE SANDY LOAM
992'-1002"	UPSON	ORANGE BROWN FINE SANDY LOAM



LEGEND	
	PERC TEST
	DEEP TEST PIT
	STONE WALL
	EXISTING CONTOURS
	PROPOSED CONTOURS
	SILLO FENCE
	WETLAND LINE
	BENCHMARK

BODWELL ENGINEERING AND SURVEYING LLC
92 CREAM HILL RD - WELSH CORNWALL, CT 0696
860-318-5300 - BODWELLENGINEERING.COM

SEPTIC PLAN LOT 4A
MUSIC MOUNTAIN FARM LOTS 4A AND 11A
ASPEN HILL DRIVE - GOSHEN - Map 2 Lot 10A/11A

PREPARED FOR
LITCHFIELD HILLS PARTNERS LLC
200 SHARON MOUNTAIN ROAD
SHARON, CT 06089

SCALE: 1"=20'

DATE: SEPTEMBER 2020

PROJECT#: 2022-68

SHEET #: 4 OF 6

LEDGE 36"

DTP14

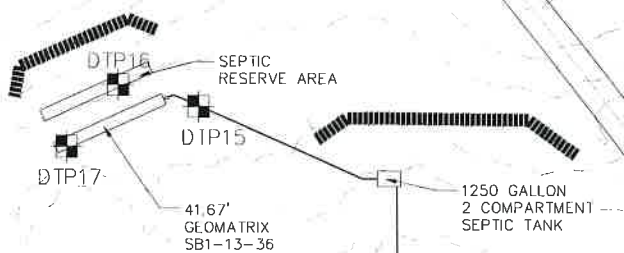
LEDGE 36"

PROPOSED LOT 11B 26.39 AC ±

STANDARD MSLR LOT 11B
HYDRAULIC GRADIENT 16.5%
RECEIVING SOIL DEPTH 42"-48"
PF = 14
FLOW FACTOR
4 BEDROOM DESIGN FLOW
325 GAL/DAY
PF = 1.75
PERCOLATION FACTOR
PERCOLATION RATE
UP TO 10.0 MIN/INCH
PF = 1.0
WELL-1447/2410 = 245.7'

ELA
PERCOLATION RATE
LESS THAN 10.1 MIN/INCH
4 BEDROOM
ELA FROM TABLE 6 = 5/7.5 SF
PROVIDE 41.67' OF
GEOMATRIX SB1-13-36
41.67' = 912.5' OF PROPOSED

- GENERAL NOTES
- 1) NO WELLS ON ADJACENT PROPERTIES ARE LOCATED WITHIN 100 FEET OF THE PROPOSED SEPTIC SYSTEM
 - 2) NO SEPTIC SYSTEMS ON ADJACENT PROPERTIES ARE LOCATED WITHIN 100 FEET OF THE PROPOSED WELL



PROPOSED DWELLING

75'
PROPOSED WELL

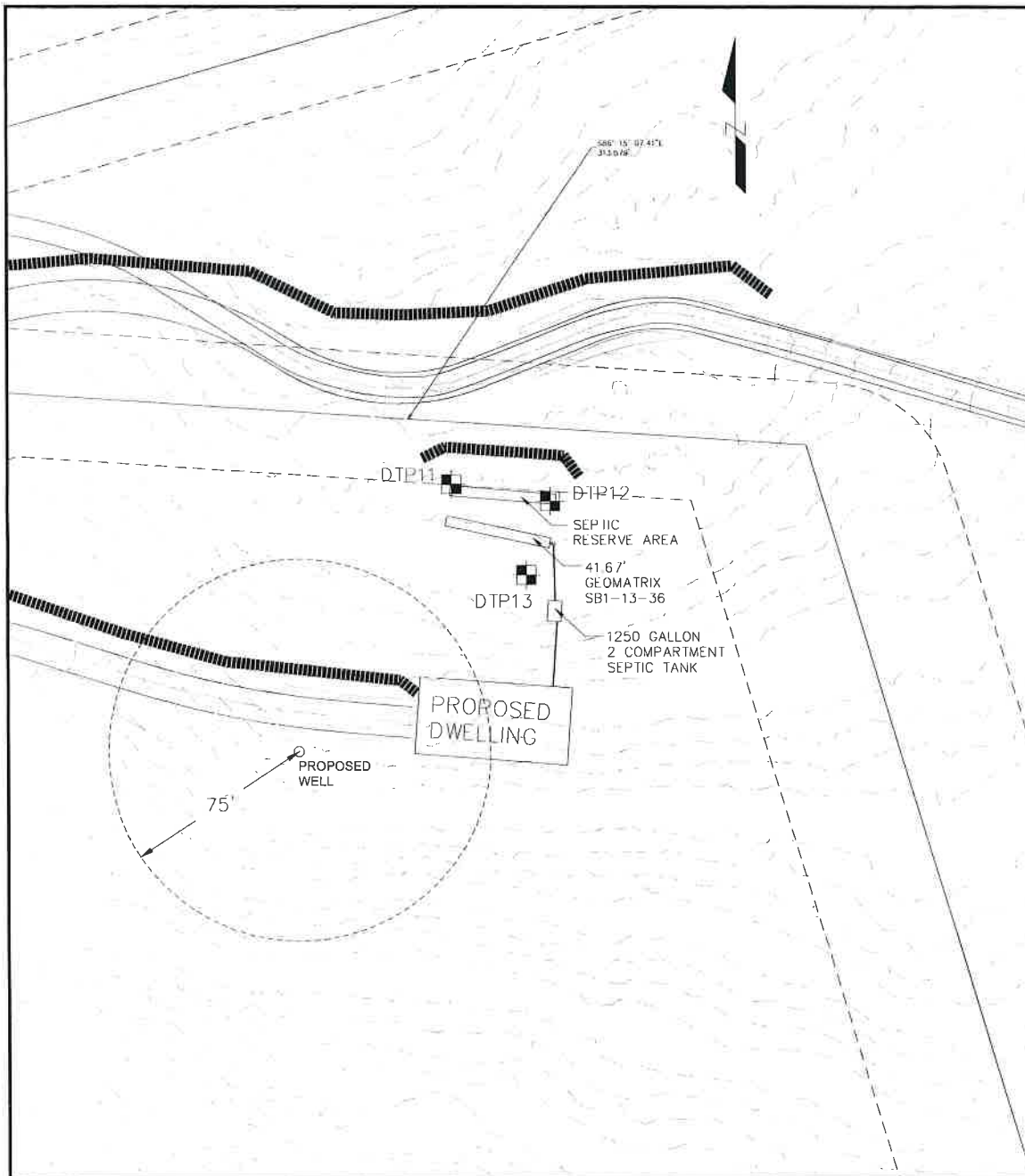
LEGEND	
	PERC TEST
	DEEP TEST PIT
	STONE WALL
	EXISTING CONTOURS
	PROPOSED CONTOURS
	SILLO FENCE
	WETLANDS LINE
	BENCHMARK

BODWELL ENGINEERING AND SURVEYING LLC
92 CREAM HILL RD - WEST CONNORVILLE, CT 06796
860-318-5300 - BODWELLENGINEERING.COM

SEPTIC PLAN LOT 11B
MUSIC MOUNTAIN FARM LOTS 4A AND 11A
ASPEN HILL DRIVE - GOSHEN - MAP 2 LOT 40&45
PREPARED FOR
LITCHFIELD HILLS PARTNERS LLC
200 SHARON MOUNTAIN ROAD
SHARON, CT 06089

SCALE: 1"=100'-0" (AS SHOWN)
DATE: SEPTEMBER 2020
REV:

PROJECT # 2022-68
SHEET # 6 OF 6



- GENERAL NOTES:
- 1) NO WELLS ON ADJACENT PROPERTIES ARE LOCATED WITHIN 100 FEET OF THE PROPOSED SEPTIC SYSTEM
 - 2) NO SEPTIC SYSTEMS ON ADJACENT PROPERTIES ARE LOCATED WITHIN 100 FEET OF THE PROPOSED WELL

STANDARD MASS LOT 11C

HYDRAULIC GRADIENT 0.4%
RECLINING SOIL DEPTH 260"
HT = MASS NEED NOT BE CONSIDERED

FLOW FACTOR
4 BEDROOM DESIGN FLOW
320 GAL/DAY
FT = 1/2

PERCOLATION FACTOR
PERCOLATION RATE
UP TO 10.0 MIN/INCH
PF = 1.0

MASS/MASS NEED NOT BE CONSIDERED

ELA

PERCOLATION RATE
LESS THAN 1 MIN/INCH
4 BEDROOM
ELA FROM TABLE b = 577.5 SF

PROVIDE 41.67' OF
GEOMATRIX SB1-13-36
41.67/41.67 = 512.5 SF PROVIDED

0-1'	TOPSOIL
1-3'	ORANGE BROWN FINE SANDY LOAM WITH COBBLES
3-6'	ORANGE BROWN FINE SAND WITH COBBLES
6-10'	ORANGE BROWN FINE SAND WITH COBBLES
10-15'	ORANGE BROWN FINE SAND WITH COBBLES
15-20'	ORANGE BROWN FINE SAND WITH COBBLES
20-25'	ORANGE BROWN FINE SAND WITH COBBLES
25-30'	ORANGE BROWN FINE SAND WITH COBBLES
30-35'	ORANGE BROWN FINE SAND WITH COBBLES
35-40'	ORANGE BROWN FINE SAND WITH COBBLES
40-45'	ORANGE BROWN FINE SAND WITH COBBLES
45-50'	ORANGE BROWN FINE SAND WITH COBBLES
50-55'	ORANGE BROWN FINE SAND WITH COBBLES
55-60'	ORANGE BROWN FINE SAND WITH COBBLES
60-65'	ORANGE BROWN FINE SAND WITH COBBLES
65-70'	ORANGE BROWN FINE SAND WITH COBBLES
70-75'	ORANGE BROWN FINE SAND WITH COBBLES
75-80'	ORANGE BROWN FINE SAND WITH COBBLES
80-85'	ORANGE BROWN FINE SAND WITH COBBLES
85-90'	ORANGE BROWN FINE SAND WITH COBBLES
90-95'	ORANGE BROWN FINE SAND WITH COBBLES
95-100'	ORANGE BROWN FINE SAND WITH COBBLES

LEGEND	
	PERC TEST PIT
	DEEP TEST PIT
	STONE WALL
	EXISTING CONTOURS
	PROPOSED CONTOURS
	SILLO FENCE
	WETLANDS LINE
	BENCHMARK

BODWELL ENGINEERING AND SURVEYING LLC
92 CREAM HILL RD WEST CORNWALL, CT 06796
860-318-5300 - BODWELLENGINEERING.COM

SEPTIC PLAN LOT 11C
MUSIC MOUNTAIN FARM LOTS 4A AND 11A
ASPLEY HILL DRIVE - GOSHEN - Map 2 Lot 40&46

PREPARED FOR
LITCHFIELD HILLS PARTNERS LLC
200 SHAKON MOUNTAIN ROAD
SHAKON, CT 06069

APPROVED:

DATE: SEPTEMBER 2022

REV

PROJECT # 2022-05

SHEET # 6 OF 6

Soil Map—State of Connecticut, Western Part
(prop-bound-aspen)



Soil Map—State of Connecticut, Western Part
(prop-bound-aspen)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut, Western Part

Survey Area Data: Version 2, Aug 30, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 21, 2022—Oct 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
52C	Sutton fine sandy loam, 2 to 15 percent slopes, extremely stony	0.6	0.7%
61B	Canton and Charlton fine sandy loams, 0 to 8 percent slopes, very stony	0.0	0.0%
62C	Canton and Charlton fine sandy loams, 3 to 15 percent slopes, extremely stony	58.1	67.8%
62D	Canton and Charlton fine sandy loams, 15 to 35 percent slopes, extremely stony	21.4	25.0%
73E	Charlton-Chatfield complex, 15 to 45 percent slopes, very rocky	5.6	6.5%
Totals for Area of Interest		85.7	100.0%



TORRINGTON AREA HEALTH DISTRICT

350 Main Street ♦ Suite A ♦ Torrington, Connecticut 06790

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"Promoting Health & Preventing Disease Since 1967"

October 3, 2025

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

RE: Aspen Hill Drive, Lot 40, 46

Dear Commissioners,

I have reviewed the subsurface sewage disposal system design plan for the above referenced lots. The plan was drawn by Keith Bodwell, PE and is dated July 2025.

The plan satisfies the CT Public Health Code and has received **CONDITIONAL APPROVAL** for converting the 2 existing lots into Lot #11b, 11c and 4a. For final approval, the plan must be revised showing the exact location and footprint of the proposed house and driveway. A full set of house plans must also be submitted to this office for review and approval.

Should there be any revisions to the Technical Standards, the septic plan will have to satisfy the most current edition at the time of submission.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Julie J Prue".

Julie J Prue
R.S., R.E.H.S

CC: Keith Bodwell, PE

Town of Canaan (Falls Village) Planning & Zoning Commission

Village Business Zone Expansion - Memo

Updated for Informational – June 25, 2026 and revised for August 27, 2026 meeting

The Town of Canaan (Falls Village) Planning and Zoning Commission (P&Z) is proposing a new zoning district, **Village Residential Business Zone (VRBZ)**. The intent of this district is to support a balanced mix of residential uses and neighborhood-scale businesses within the Village Center and in other appropriate areas such as along Route 7 and areas previously zoned Light Industrial.

The objective of this new zone is to:

- **Reflect existing development patterns.**
- **Support village-scale housing and businesses.**
- **Encouraging adaptive reuse and reinvestment in existing properties.**

WHY PROPOSE THIS CHANGE?

Two objectives of the Town Plan of Conservation and Development (2024-2034) is to encourage and attract business activity within the Village Center and to create more housing opportunities. In support of this goal, the P&Z has determined that the establishment of a new zoning district that is compact, cohesive, and pedestrian-oriented is appropriate.

The proposed VRBZ is intended to strengthen and revitalize the Village Center by fostering a vibrant, mixed-use environment that integrates historic residential structures with small-scale, neighborhood-serving businesses. This zoning approach emphasizes preservation-based economic development, with a focus on revitalization and adaptive reuse, thereby reinforcing the Village Center as an active and sustainable community center.

Housing opportunities are intended to be concentrated within the Village Center where infrastructure, services, businesses, and community facilities already exist. Multifamily and cluster housing developments would require Special Permit approval by the Planning and Zoning Commission.

The proposed zoning change does not require any property owner to alter the use of their property. Existing residential and business uses may continue as they do today. Properties will remain subject to all applicable health, safety, environmental, building, fire, wetlands, and state permitting requirements.

WHAT USES WILL BE ALLOWED IN THIS ZONE?

The Village Residential Business Zone will allow for the following uses:

BY RIGHT

Open Space

Agricultural Uses/Farming

BY ZONING PERMIT

Single-family dwelling

Two-family dwelling (Duplex)

Retail stores

Office/Financial Institutions

Personal Service Establishments

Educational, philanthropic, or non-profit related use

Restaurants & Cafes, including outdoor dining

Traditional Lodging, such as hotels & inns

BY SPECIAL PERMIT:

Governmental, municipal buildings or Town-related use

Club (the use of firearms or internal combustion engines will not be permitted)

Research & Development

Automobile Sales and Service Facilities

Contractor's Yards/Lumber Yards

Mixed-use

Small-scale manufacturing, processing, packaging, or assembly of goods including Food & Beverage

Manufacturer or Product Manufacturer

Multi-family dwellings (3 or more units)

Cluster Housing

WHAT ARE THE DIMENSIONAL REQUIREMENTS OF THIS NEW ZONE?

Minimum Lot Size 5,000 square feet

Minimum Frontage 50 feet

Front Setback 0

Side Yard Setback 5 feet

Rear Yard Setback 10 feet

Maximum Building Height 35 feet

Maximum Building Coverage n/a

Maximum Impervious Coverage n/a

These dimensional standards are intended to reflect the traditional development pattern found within Falls Village, where buildings are generally located closer to roads and neighboring structures than in rural residential areas.

DEFINITIONS TO ADD:

Allowable uses that haven't yet been defined will now be defined within Section 8 of the Zoning Regulations.

Contractor's Yard/Lumber Yard – a site where a building trade or contractor stores material and equipment or where a contractor performs shop or assembly work. This use may include a retail component.

Mixed-Use – A development containing both residential and nonresidential uses within the same building or on the same lot.

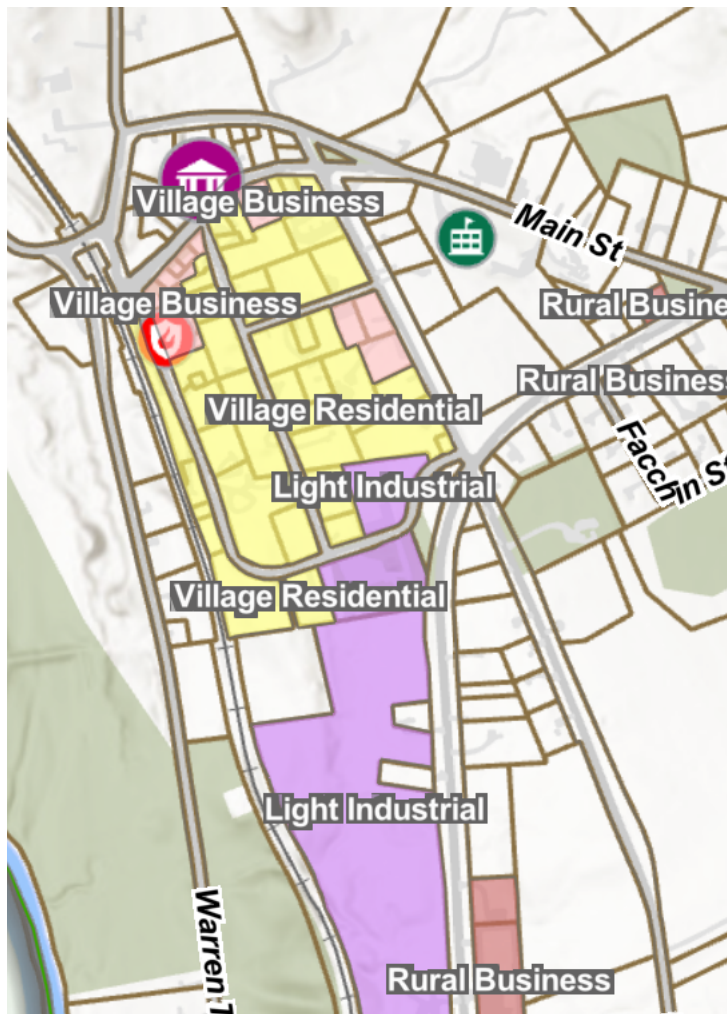
Small-scale Manufacturing – the production of goods on a small scale (within a building of less than 20,000 square feet), typically using limited resources and with a focus on local markets. This type of manufacturing involves the use of manual labor and simple machinery or tools. Small scale manufacturers may produce a wide range of products, including food, textiles, handicrafts, and other consumer goods.

Multi-family Dwelling – A residential building containing three or more dwelling units.

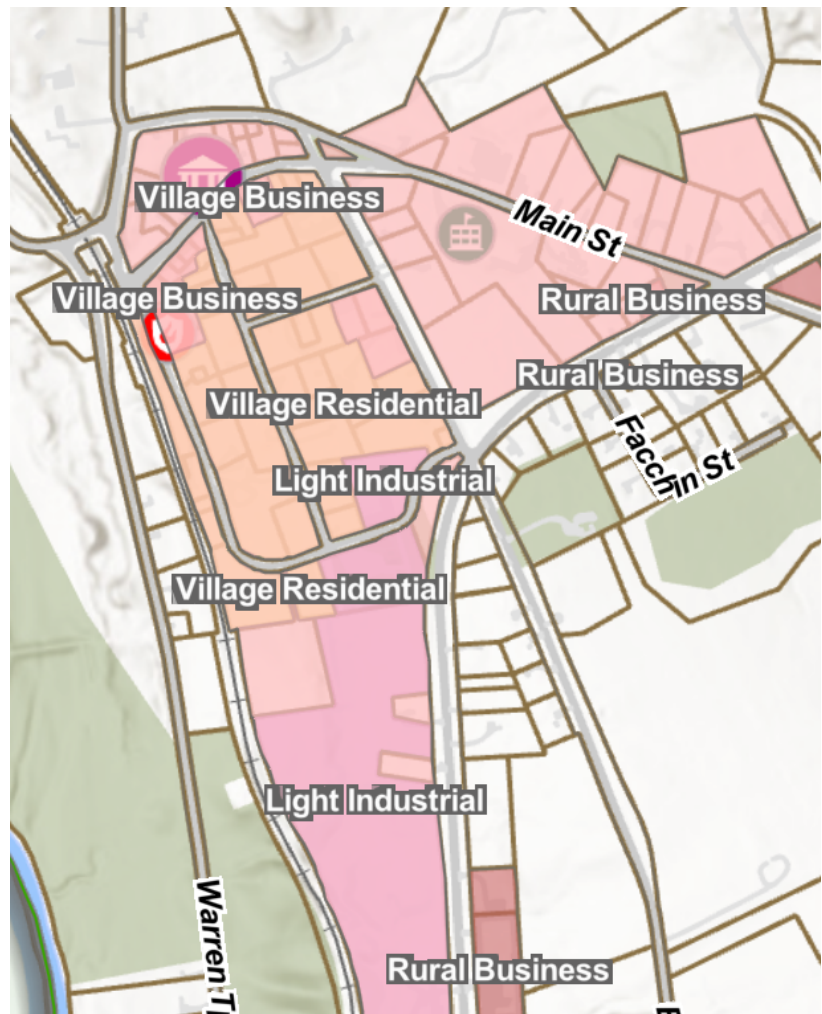
Cluster Housing – A residential development consisting of multiple dwelling units arranged in a coordinated manner on a single parcel with shared open space, common facilities, or amenities.

WHERE WILL THIS DISTRICT BE LOCATED?

CURRENT ZONING MAP



PROPOSED ZONING MAP



WHAT OTHER ZONING REGULATIONS WILL BE AFFECTED BY THIS CHANGE?

All properties that were formerly in the Light Industrial Zone will now be rezoned as properties within the Village Business Residential Zone. All allowable uses within the Light Industrial Zone will become allowable uses in the VRBZ. Allowable uses that haven't yet been defined will now be defined within Section 8 of the Zoning Regulations, as mentioned above.

The existing Light Industrial Zone has not developed in a manner consistent with traditional industrial activity. Over time, the area has evolved into a mix of residential, commercial, civic, and small business uses. **The proposed VRBZ is intended to better reflect existing development patterns while providing flexibility for future investment and adaptive reuse.**

WHAT WILL THIS ACCOMPLISH?

The proposed VRBZ is intended to:

- Encourage investment in existing buildings.
- Support locally owned businesses and services.
- Promote adaptive reuse of historic structures.
- Expand housing opportunities within the Village Center.
- Create a walkable mixed-use environment.
- Align zoning regulations with the goals of the 2024-2034 Plan of Conservation and Development.

The proposed Village Residential Business Zone is intended to better align zoning regulations with the existing character and development pattern of the Village Center while providing opportunities for housing, small businesses, adaptive reuse, and future investment. The Planning and Zoning Commission welcomes public input and encourages residents to participate in the public hearing process.