

PLANNING & ZONING COMMISSION
Town of Canaan (Falls Village)
Regular Meeting Minutes – September 24, 2026
108 Main Street, Falls Village, CT

Attendance

Members – In Person: Chairman Greg Marlowe; Doug Cohn; Matthew Macchi; Tim Metzger; Kimberly Mahoney; Kathy Clark

Members Absent: Vice Chair Stephen Koshland; Eileen Kinsella

Also absent: ZEO Janell Mullen

Alternate Members – Via Zoom: Mark Rosen

Seating of Alternates: Motion to seat Alternate Member Marc Rosen for Member Stephen Koshland. **Motion:** Macchi **Second:** Metzger **Vote:** Unanimous

Also Present: Kyle Case, PE; Jesse Conklin; Harley Dean

1. Call to Order & Approval of Minutes

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

Approval of Minutes

Regular Meeting – August 27, 2026

Motion to Approve: Macchi **Second:** Metzger **Vote:** All in favor; Cohn and Mahoney abstaining **Outcome:** Motion carried

Public Hearing – August 27, 2026

Motion to Approve: Macchi **Second:** Metzger **Vote:** All in favor; Cohn and Mahoney abstaining **Outcome:** Motion carried

2. Public Comments

None.

3. New Business

A. Post-Approval Re-Subdivision – Aspen Hill

Commission reviewed the Mylar for the Aspen Hill re-subdivision; all required items were confirmed.

Motion to authorize Chairman Marlowe to sign the Mylar for filing: Metzger Second: Clark
Vote: Unanimous

B. Text Amendment – 166 Sand Road (Applicant: Kyle Case, PE)

Applicant described the need for a text amendment to allow mixed-use by special permit in the Light Industrial Zone.

Commission discussed POCD alignment, building plans, lot sizes, and fee-in-lieu. No objections were raised; ZEO Mullen has reviewed the materials.

C. Subdivision Application – 166 Sand Road (Applicant: Kyle Case, PE)

Motion to set a public hearing for the text amendment and review the subdivision application of 166 Sand Road: Metzger Second: Clark Vote: Unanimous

Public hearing scheduled for **October 22, 2026 at 6:30 PM.**

4. Old Business

A. Village Center Parking Plan

No update.

B. Solar Committee Update

No update.

C. Old Firehouse Sale – Committee Update

No update.

D. Dark Skies

No update.

5. Other Business

A. POCD Implementation – Subcommittee Update

Member Cohn reported on the regional COG initiative: Northwest Hills COG is developing a community engagement plan and may ask each town to designate one POCD representative. The program is expected to run for approximately 14 months. Additional information is anticipated for the October meeting.

P&Z Monthly Financial Report Review

Motion to receive financial report: Macchi Second: Mahoney Vote: Unanimous

6. Regulations Review

A. Village Business Zone Expansion

Commission agreed to pause the Village Business Zone Expansion pending legal clarity regarding Public Act 25-1, and to send an explanatory letter regarding the pause to the affected property owners.

Motion to approve mailing of the drafted letter to affected properties: Metzger **Second:** Clark **Vote:** Unanimous

7. ZEO Report

Tabled.

8. Public Comments & Official Correspondence

Correspondence received from the Housatonic River Commission regarding a “Meet the Commissioners” event on October 4, 2026 (attached).

9. Adjournment

Motion to Adjourn at 7:04 PM: Macchi **Second:** Metzger **Vote:** Unanimous

Respectfully Submitted, Recording Secretary, Patti Fife

Attachments:

- KCC Consulting, LLC – Zoning regulation text amendment, 166 Sand Road
- 166 Sand Road – Site plan materials
- VRBZ correspondence regarding affected properties
- August 2026 Financials
- Housatonic River Commission – “Meet the Commissioners” event

MOTION/ACTION

Item	Made By	Second	Vote	Outcome
Seating of Alternate	Macchi	Metzger	Unanimous	Seated
Approval of Minutes – Regular Meeting 8/27/26	Macchi	Metzger	All in favor; Cohn & Mahoney abstaining	Motion carried
Approval of Minutes – Public Hearing 8/27/26	Macchi	Metzger	All in favor; Cohn & Mahoney abstaining	Motion carried
Aspen Hill Re-Subdivision	Metzger	Clark	Unanimous	Authorized
166 Sand Road – Text Amendment & Subdivision	Metzger	Clark	Unanimous	Hearing set for 10/22/26
P&Z Monthly Financial Report	Macchi	Mahoney	Unanimous	Received
VBZ Expansion	Metzger	Clark	Unanimous	Approved
Adjournment	Macchi	Metzger	Unanimous	Adjourned

TABLED

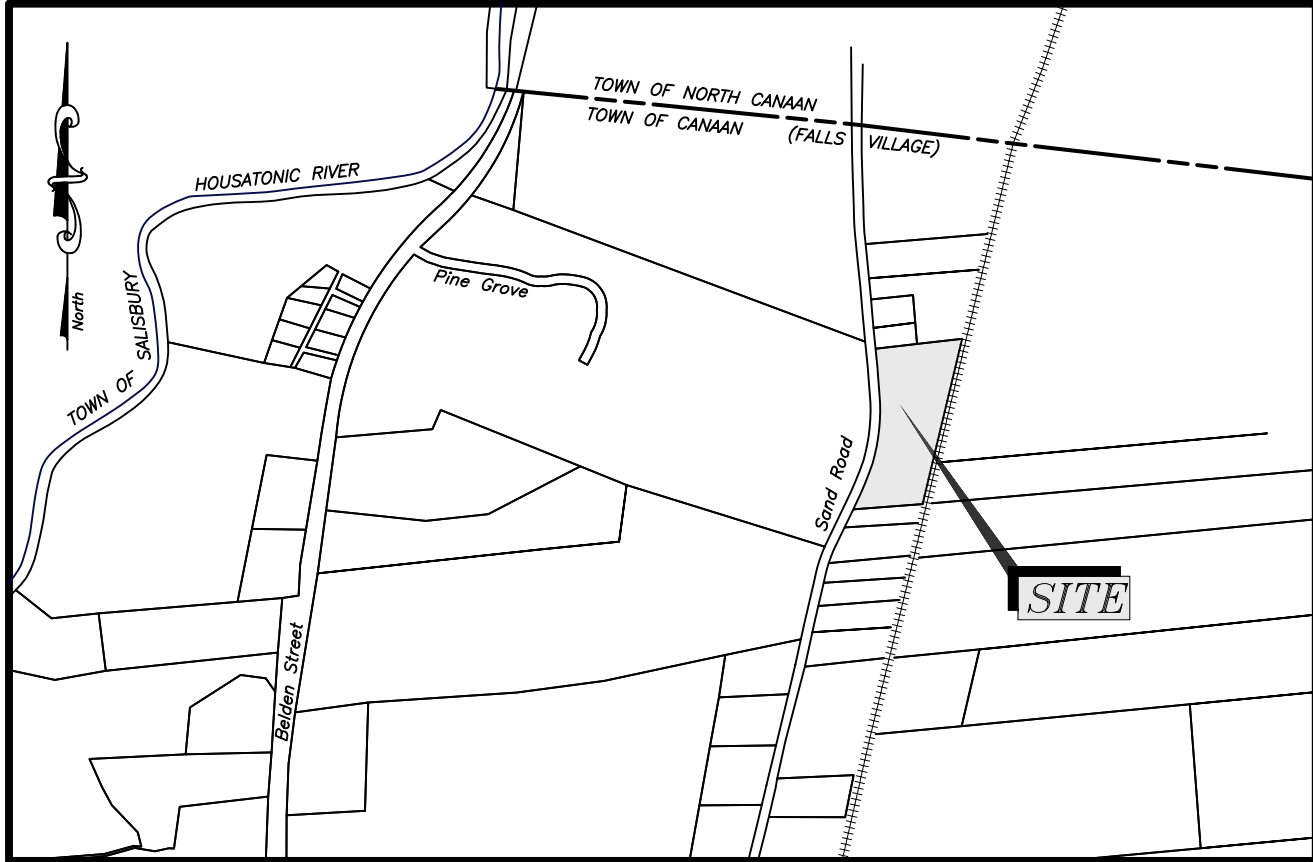
Item	Notes
ZEO Report	Tabled

FOLLOW-UP

Topic	Follow-Up Required	Assigned To	Notes
POCD Implementation – COG Initiative	Await October update from COG	Cohn	Regional engagement plan; possible POCD representative designation
VBZ Expansion	Mail explanatory letter to affected property owners	Commission / Staff	VBZ paused pending legal clarity on Public Act 25-1

UPCOMING MEETINGS/HEARINGS

Date	Time	Subject	Notes
October 22, 2026	6:30 PM	Public Hearing – Text Amendment & Subdivision Application (166 Sand Road)	Scheduled



VICINITY MAP
Scale: 1"=1000'±

LEGEND

- PROPERTY LINE
RAIL ROAD TRACKS
WIRE FENCE
EX. CONTOUR LINE
PROP. CONTOUR LINE
SPOT ELEVATION
UTILITY POLE
IRON PIN OR PIPE
DEEP TEST HOLE (DT)
PERC TEST HOLE (PT)
PROPOSED WELL
EXISTING WELL

ZONING INFORMATION TABLE
ZONE: LIGHT INDUSTRIAL

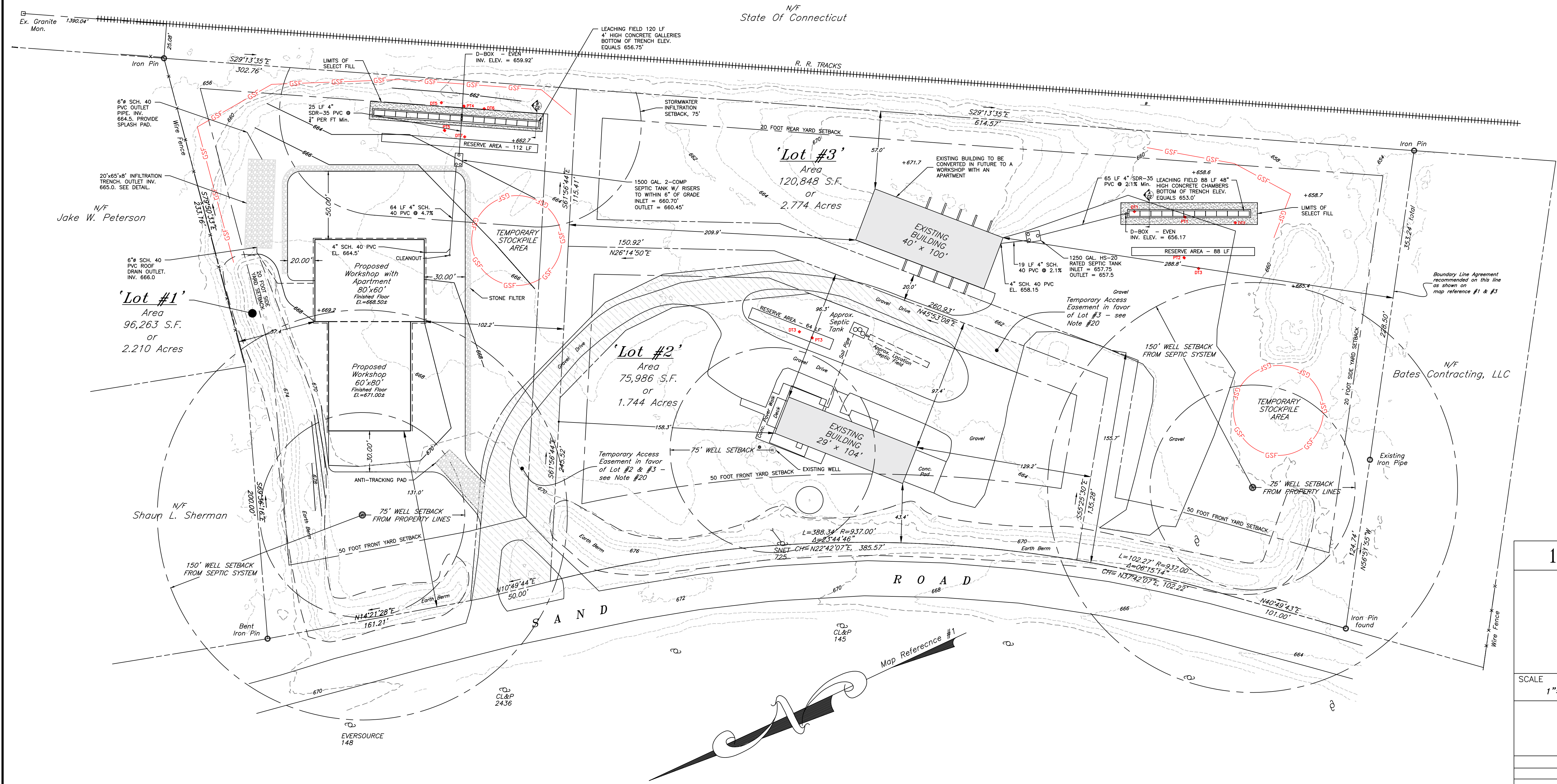
DESCRIPTION	ALLOWED	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3
MINIMUM LOT SIZE	40,000 SF	96,263 SF	75,986 SF	120,848 SF
MINIMUM FRONTAGE	200'	211.21'	388.34'	203.27'
MINIMUM FRONT YARD SETBACK	50'	131.0'	43.4' (EXISTING)	155.7'
MINIMUM SIDE YARD SETBACK	20'	118.3'	N=158.3', S=129.2'	N=209.9', S=288.3' (EX)
MINIMUM REAR YARD SETBACK	20'	N=57.4', S=102.2'	96.3'	57.0' (EXISTING)
MAXIMUM BUILDING HEIGHT	35'	33'	22' (EXISTING)	26.67' (EXISTING)
MAXIMUM BUILDING COVERAGE	25%	9,600.0 SF = 10.0%	3,475.9 SF = 4.6%	4,101.2 SF = 3.4%
MAXIMUM IMPERVIOUS COVERAGE	50%	30,214.2 SF = 31.3%	19,770.9 SF = 26.0%	27,365.1 SF = 22.6%

GENERAL NOTES:

- OWNER OF RECORD - Jesse Conklin (Vol. 76 - Pg. 282)
- AREA - 6.729 Acres
- ZONE - Light Industrial Zone
- TAX ASSESSOR PARCEL - 11 / 48
- Map Reference: Topographic Survey Information obtained from Map Entitled, "Subdivision Property Survey Property of Jesse B. Conklin #166 Sand Road Falls Village, Connecticut" dated Jan. 2026 provided by Timothy G. Wyllie, Jr., Land Surveyor, Winsted, Connecticut
- Boundary Information obtained from Map Entitled, "Subdivision Property Survey Property of Jesse B. Conklin #166 Sand Road Falls Village, Connecticut" dated Jan. 2026 Prepared by Timothy G. Wyllie Jr., Land Surveyor Winsted, Connecticut
- See referenced survey for Temporary Access Easements information for proposed Lot #2 and proposed Lot #3.
- Open space requirement to be met through 'Fee in Lieu of' in place of open space in subdivision.

CONSTRUCTION NOTES:

- All construction activities are outside of wetland or watercourse areas. Wetland soils not found on site as determined by Stansfield Environmental Services, Thomas Stansfield, MPH, RS, PSS.
- The soil profile is consistent throughout the site. Soils on site consist of Windsor loamy sand as noted in report by Thomas Stansfield, MPH, RS, PSS.
- All activities on this site shall follow procedures set forth in the 2024 Connecticut Guidelines for Soil Erosion and Sediment Control prepared by the Council on Soil and Water Conservation in collaboration with the Connecticut Department of Energy and Environmental Protection as amended.
- All erosion control devices shall be in-place prior to commencement of work.
- The contractor shall notify the Town's inland wetlands agent one week prior to construction in writing prior to commencement of work.
- All necessary modifications arising from the Town's initial visit shall be addressed prior to commencement of work.
- Inspection of sediment and erosion control devices shall be performed weekly and within 24 hours of a precipitation event greater than 0.5".
- If any sediment control devices are found to be deficient or require maintenance all construction activities shall be suspended and recommence upon repair of such devices.
- Building locations, driveways and septic systems shall be staked out by a licensed professional surveyor.
- The Contractor shall verify existing conditions prior to the construction and notify all parties of discrepancies, conflicts, and/or missing topographic features.
- All existing utility locations are from the best available information. The Contractor is responsible to verify all locations, dimensions, and elevations prior to construction. Call "Call Before You Dig" (1-800-922-4455) to field verify locations.
- All proposed utilities shown on these drawings are preliminary and therefore subject to change. Final location(s) of utilities shall be determined by the appropriate utility company(ies) or municipal authority(ies), and based upon their review and approval.
- KCC Consulting LLC accepts no responsibility for the accuracy of maps prepared by others.
- All adjacent property drinking wells are further than 75' away from the proposed systems.
- The plan is schematic; any adjustments to the locations and elevations may be necessary to conform to the field elevations. Any changes in the design, if required, must be approved by both the Design Engineer and the Torrington Area Health District prior to implementation.
- All construction methods and materials shall conform to the Town of Canaan and the Connecticut Public Health Code Technical Standards.
- The septic system is for sanitary sewage disposal only. All stormwater runoff, cooling water, subsurface drainage, hazardous waste, etc. shall be excluded from the septic system.
- Provide proper grading on site to divert surface stormwater away from the building and septic systems.
- The Owner and/or Contractor shall be responsible for obtaining all necessary permits and approvals prior to the start of construction.



166 SAND ROAD LOT DEVELOPMENT

166 SAND ROAD
PREPARED FOR
JESSE CONKLIN

CANAAN, CONNECTICUT

SCALE 1"=40'	DATE SEPTEMBER 13, 2026	SHEET NO. C-1	JOB NO. 021-25-001
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DATE REVISIONS

KCC CONSULTING LLC
2 ROWLEY POND ROAD
WINSTED, CT. 06098
Phone: 860-309-3356
email: kccconsultingllc@proton.me

NOT VALID WITHOUT EMBOSSED OR INKED SEAL AND LIVE SIGNATURE

(SEAL)

SUBSURFACE SEWAGE DISPOSAL SYSTEM SPECIFICATIONS:

1. All methods and materials used in the construction of the SSDS indicated on this plan shall conform to the latest provisions of the CT Public Health Code Regulations and Technical Standards for Subsurface Sewage Disposal Systems.
2. Fields shall be staked prior to construction to prevent further compaction of the existing soil.
3. Construction equipment is to stay off system area before and after installation.
4. Existing topsoil and unsuitable materials are to be removed from system area prior to placing fill. Existing ground to be scarified to a minimum of 6" prior to placing fill.
5. Fill in area of septic system shall be clean, bank-run sand or gravel meeting the following requirements:
- a. The fill shall not contain any material larger than three (3) inches
 - b. Up to 45% of the dry weight of the representative sample may be retained on the #4 sieve. (This is the gravel portion of the sample)
 - c. The material that passes the #4 sieve is then reweighed and the sieve analysis started.
 - d. The remaining sample shall meet the following wet sieve gradation criteria:
- | Sieve | % Passing |
|-------|----------------------|
| #4 | 100% |
| #10 | 70% - 100% |
| #40 | 10% - 50% (See note) |
| #100 | 0% - 20% |
| #200 | 0% - 5% |
- Note: Percent passing the #40 sieve can be increased to no greater than 75% if the percent passing the #100 sieve does not exceed 10% and the #200 does not exceed 5%.
6. Installer shall provide the Health Department and design engineer with a Gradation Test report on the fill material. The sample for the Gradation Test shall be taken from the material, which is brought to site. A test report from "The Bank" is not sufficient.
7. Fill shall be placed in 6-8" lifts benched into existing slopes and compacted to 90% of the optimum density.
8. Septic system shall be installed after necessary fill has been placed and compacted.
9. Installer of septic system shall be responsible for the conformance of fill to gradation and compaction requirements.
10. All structures shall be clearly marked after construction.
11. Septic system shall be protected from siltation and erosion during and after construction.
12. Septic system shall shed water after completion.
13. Fill shall not be placed on frozen or muddy ground.
14. System shall not be installed in frozen fill. Installer shall protect fill at all times.
15. After the select septic system fill has been placed and compacted, two percolation tests on the in-situ select fill shall be performed by the design engineer prior to installing the leaching system.
16. The location of the septic system shall be staked by a licensed land surveyor prior to construction.
17. An As-Built drawing of the completed system shall be prepared by a registered land surveyor, under the direction of the design engineer, prior to covering.
18. The contractor shall notify the design engineer, 48 hours in advance of leaching area preparation and septic system installation in order to allow observation of work.
19. Septic Filter to be Orenco Systems FT0444-36 or approved equal.

SEWERS:

1. The sewer pipe from the house to the septic tank shall be 4" diameter Schedule 40 PVC water pipe in conformance with ASTM-1785 with rubber compression gasket joints (ASTM D-3139) or Solvent weld couplings/fittings using proper two step PVC solvent solution procedure or approved equal in conformance with the latest Health Code. The slope of the sewer pipe shall be a minimum of 0.125 inches per foot (1/8" per foot). The inverts and pipe length shown on the plan should be used for this project. The contractor shall install the pipe in an even trench and on a continuous slope.
2. The sewage distribution pipe from the tank to the distribution box and from d-box to d-box shall be 4" diameter solid SDR-35 PVC with compression gasket joints or approved equal in conformance with the latest Health Code. The pipe shall be laid in an even trench and on a continuous slope. The slope of this pipe shall be a minimum of 2.0% as shown in drawings.

DISTRIBUTION BOXES:

1. Distribution boxes shall be pre-cast concrete. Distribution boxes shall be set on a 12" layer of crushed stone to prevent differential settlement or heaving from frost. The D-box shall be oriented to provide for high-level overflow as shown by inverts on the plan.

LEACHING FIELD:

1. The bottom of each trench and the distribution pipes shall be level throughout the trench. The maximum deviation from level permitted for this operation is one-inch in seventy-five feet.
2. Stone used for the leaching field shall be one-inch (nominal) washed crushed or bank-run stone.
3. Sewage pipe used in the leaching field shall be four-inch diameter solid SDR-38 PVC in conformance with ASTM D-3350. The pipe shall be laid straight and all inverts shall be level and set to the elevations shown on the plan.
4. Leaching chambers shall be 48" H x 48" W x 96" L Galley Regular Leaching Chamber with a 38" invert as manufactured by United Concrete Products Inc., or equal. The pre-cast chambers shall be manufactured and installed with a minimum of 6" of cover. Distribution pipe must have a minimum four-inch diameter. Where leaching fields are to be under driveway and parking areas, the chambers shall be HS-20 rated.
5. A layer of filter fabric must be placed to cover the entire width and length of each trench.
6. The filter fabric provided shall be in conformance with the Connecticut Public Health Code, Regulations and Technical Standards for Subsurface Sewage Disposal Systems, Revised January 1, 2023 or as amended indicated in Appendix C.
7. In accordance with manufacturer's recommendations all inlets and outlets hall be mortared or sealed with an appropriate seal or gasket. The opening at the house shall be mortared once the pipes have bee in stalled.
8. Any drains shall be a minimum of 25 feet from any septic system component.

LOAM, SEED AND MULCH:

1. The following operations should be completed as soon as possible upon the completion of the fill slopes, septic systems and yard grading:
- a. Cover the entire area with a minimum of 4" of topsoil and rake to smooth entire area.
 - b. Spread lime at the rate of 90 lbs. per 1,000 sq. ft.
 - c. Spread 10-10-10 fertilizer at the rate of 7.5 lbs. per 1,000 sq. ft.
 - d. Spread grass seed at the rate of 5 lbs. per 1,000 sq. ft.
 - e. Spread mulch straw at the rate of 79-90 lbs per 1,000 sq. ft.

MISCELLANEOUS:

1. Water restrictive measures should be implemented (i.e. water saver toilet and shower head.)
2. Roof gutters shall not be tied into any part of the septic system or the footing drain discharge piping.
3. All water treatment systems shall not discharge to the subsurface sewage disposal system.
4. Owner is prohibited from discharging any future water system tot he septic system.

SUBSURFACE SEWAGE DISPOSAL SYSTEM DESIGN BASIS:

BASIS OF DESIGN SUBSURFACE SEWAGE DISPOSAL SYSTEM
Proposed Lot 1 - Garage/Workshop with 3 Bedroom Apt.

"Prepared By: KCC Consulting LLC"

Industrial - Garage/Workshop Area = 8800 sf
Residential - Number of Bedrooms: 3 Ea
Design Flow =
Industrial Area - Table No. 4 - .1 GPD per SF gross area = 9600 SF - (16x40) = 8960 SF
Total = 896 + 450 = 1346 GPD
Residential Apartment - 3 Bedroom - 150 GDP per Bedroom = 3 * 150 GPD = 450 GPD
Total = 896 + 450 = 1346 GPD
Septic Tank Size: 1500 Gallons (Provided)
Actual Percolation Rate: 0.76 Min./Inch
Design Percolation Rate: Less than 10.1 Min./Inch
Depth to Restrictive Layer: 50" (No restrictive layer but 50" was depth of test pit below fill.)
Hydraulic Gradient: > .07 Ft./Ft.
Hydraulic Factor: 18
Flow Factor: 3 Bedroom = 450/300 = 1.5
Non-residential = 896/300 = 2.98
Total = 1.5 + 2.98 = 4.48
Percolation Factor: 1.0
MLSS Required: HFxFFxPF = 18 x 4.48 x 1.0 = 71.68 LF
MLSS Provided: 120 LF

Leaching Area Required: Residential = 3 Bedroom = 495 SF
Industrial = 8960 sf/1.5 = 597.3 SF
Total = 495 + 597.3 = 1092.3 SF

Primary System: 48" High 4'x8' Concrete Leaching Gallery - ELA = 9.2 SF/LF
120LF x 9.2 SF/LF = 1104 SF - Use 15 Galleries

BASIS OF DESIGN SUBSURFACE SEWAGE DISPOSAL SYSTEM
Proposed Lot 2 - Existing Industrial Garage & Office Building with 1 Bedroom Apartment

"Prepared By: KCC Consulting LLC"

Industrial - Garage/Workshop Area = 1450 sf
Office - Number of Employees - 8 Ea
Residential - Number of Bedrooms: 1 Ea
Design Flow =
Industrial Area - Table No. 4 - .1 GPD per SF gross area = 1450 SF * .1 = 145 GPD
Office Area - Table No. 4 - 20 GPD per employee = 20 GPD * 8 = 160 GPD
Residential Apartment - 1 Bedroom - 150 GDP per Bedroom = 1 * 150 GPD = 150 GPD
Total = 145 + 160 + 150 = 455 GPD
Septic Tank Size: 1000 Gallons (Provided)
Actual Percolation Rate: 1.63 Min./Inch
Design Percolation Rate: Less than 10.1 Min./Inch
Depth of Receiving Soil Layer: 39"
Hydraulic Gradient: > .025 Ft./Ft.
Hydraulic Factor: 30
Flow Factor: 1 Bedroom = 150/300 = 0.5
Non-residential = 305/300 = 1.016
Total = 0.5 + 1.016 = 1.516
Percolation Factor: 1.0
MLSS Required: HFxFFxPF = 30 x 1.52 x 1.0 = 45.6 LF
MLSS Provided: 64 LF

Leaching Area Required: Residential = 1 Bedroom = 187.5 SF (50% of 2 Bedroom)
Industrial = 305/1.5 = 203.3 SF
Total = 187.5 + 203.3 = 390.8 SF

Primary System: 48" High Concrete Leaching Gallery
64 LF x 9.2 SF/LF = 396.8 SF
Reserve Area: Shown on Plan

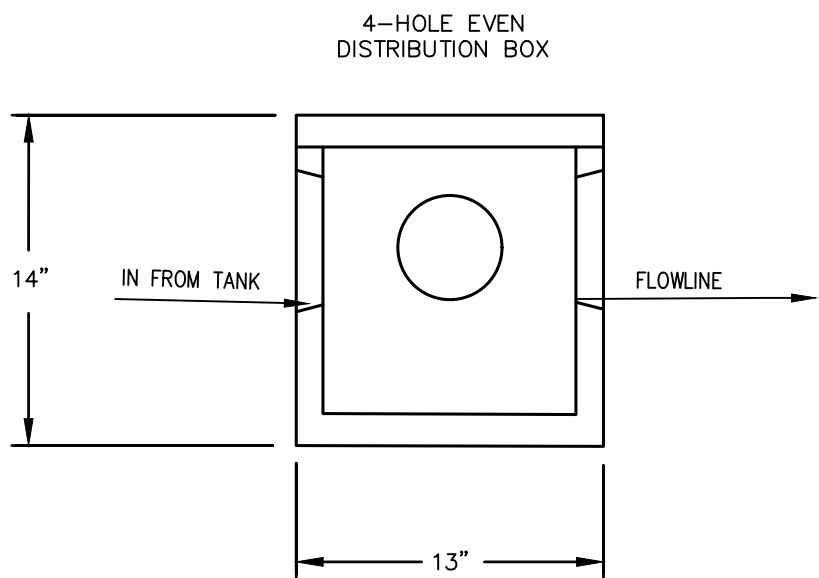
BASIS OF DESIGN SUBSURFACE SEWAGE DISPOSAL SYSTEM
Proposed Lot 3 - Garage/Workshop with 3 Bedroom Apt.

"Prepared By: KCC Consulting LLC"

Industrial - Garage/Workshop Area = 4016 sf
Residential - Number of Bedrooms: 3 Ea
Design Flow =
Industrial Area - Table No. 4 - .1 GPD per SF gross area = 4016 SF * .1 = 402 GPD
Residential Apartment - 3 Bedroom - 150 GDP per Bedroom = 3 * 150 GPD = 450 GPD
Total = 402 + 450 = 852GPD
Septic Tank Size: 1250 Gallons (Provided)
Actual Percolation Rate: 0.82 Min./Inch
Design Percolation Rate: Less than 10.1 Min./Inch
Depth to Restrictive Layer: 52" (No restrictive layer but that was depth of test pit below fill.)
Hydraulic Gradient: > .00 Ft./Ft.
Hydraulic Factor: 30
Flow Factor: 3 Bedroom = 450/300 = 1.5
Non-residential = 402/300 = 1.34
Total = 1.5 + 1.34 = 2.84
Percolation Factor: 1.0
MLSS Required: HFxFFxPF = 30 x 2.84 x 1.0 = 85.2 LF
MLSS Provided: 88 LF

Leaching Area Required: Residential = 3 Bedroom = 495 SF
Industrial = 402 sf/1.5 = 268 SF
Total = 495 + 268 = 763 SF

Primary System: 48" High Concrete Leaching Gallery
88 LF x 9.2 SF/LF = 809.6 SF
Reserve Area: Shown on Plan



TYPICAL DISTRIBUTION BOX DETAIL

N.T.S.

SOIL TEST DATA:

Reserve Area: Shown on Plan

In Attendance: 12/8/25
Julie Prue TAHD
Kyle Case KCC Consulting LLC
Jesse Conklin Property Owner & Excavator

Deep Test No. 1 - Proposed Lot 3

0" to 42" LIMESTONE FILL
42" to 48" TOPSOIL
48" to 62" ORANGE/BROWN FINE SAND
62" to 95" YELLOW/BROWN VERY FINE SAND

ROOT DEPTH IN TOPSOIL
MOTTLES NONE
LEDGE DEPTH NONE
WATER NONE
DEPTH TO RESTRICTIVE LAYER = NONE

Deep Test No. 2 - Proposed Lot 3

0" to 44" LIMESTONE FILL
44" to 52" TOPSOIL
52" to 78" ORANGE/BROWN VERY FINE SAND
78" to 101" YELLOW/BROWN VERY FINE SAND

ROOT DEPTH NONE
MOTTLES NONE
LEDGE DEPTH NONE
WATER NONE
DEPTH TO RESTRICTIVE LAYER = NONE

Deep Test No. 3 - Proposed Lot 3

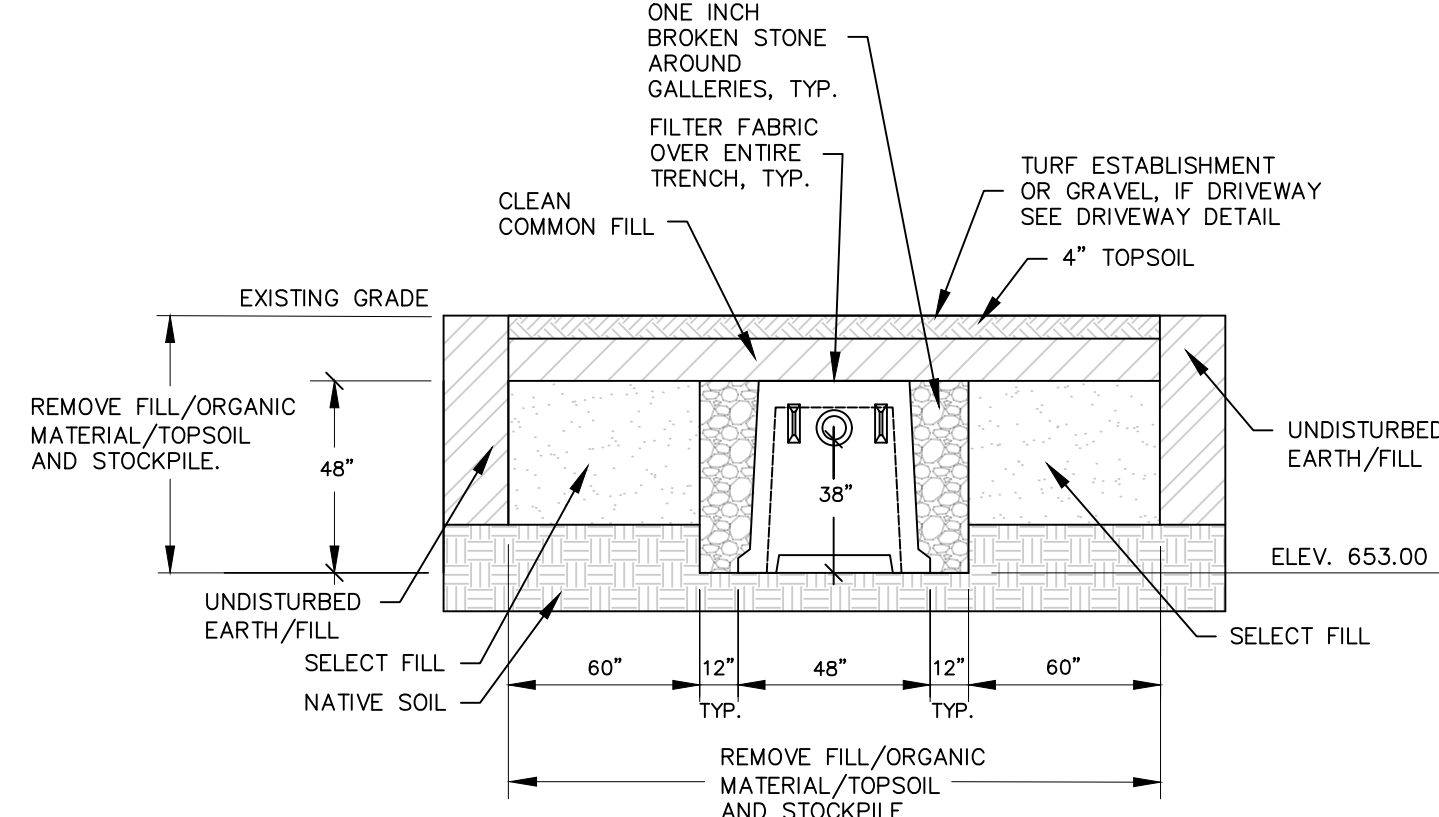
0" to 42" LIMESTONE FILL
42" to 50" TOPSOIL
50" to 72" ORANGE/BROWN VERY FINE SAND
72" to 93" YELLOW/BROWN VERY FINE SAND

ROOT DEPTH NONE
MOTTLES NONE
LEDGE DEPTH NONE
WATER NONE
DEPTH TO RESTRICTIVE LAYER = NONE

Deep Test No. 4 - Existing Building Lot 2

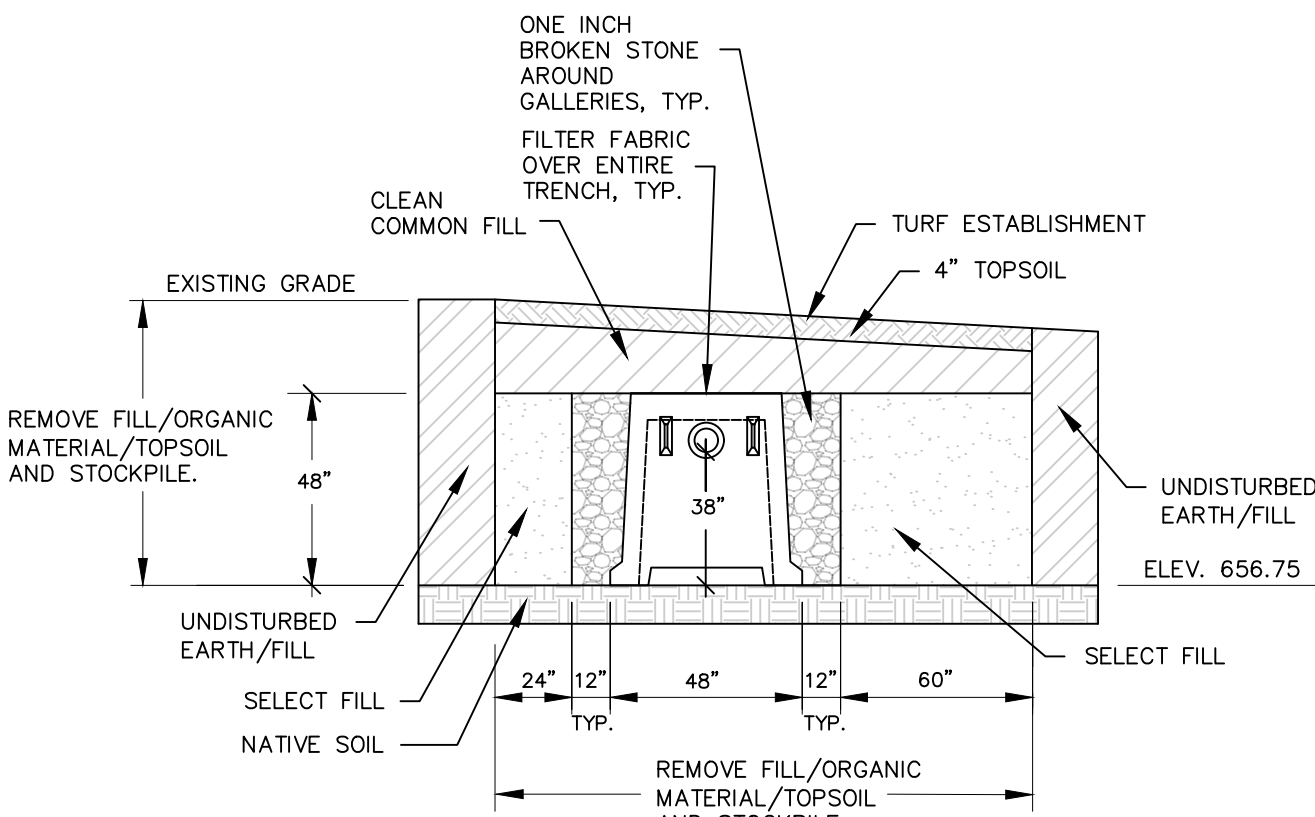
0" to 36" LIMESTONE FILL
36" to 45" TOPSOIL
45" to 54" ORANGE VERY FINE SAND
54" to 84" YELLOW/BROWN VERY FINE SAND

ROOT DEPTH NONE
MOTTLES NONE
LEDGE DEPTH NONE
WATER NONE
DEPTH TO RESTRICTIVE LAYER = NONE



CONCRETE GALLEY LEACHING SYSTEM DETAIL

SCALE: 1" = 5'



CONCRETE GALLEY LEACHING SYSTEM DETAIL

SCALE: 1" = 5'

PERCOLATION TEST DATA:

PERC. TEST. No. 1 - 12/8/25
DEPTH = 67"

Time	Water Depth	Water Drop
1:37	End Presoak 12"	N/A
1:39	8"	4"
1:41	5 3/4"	2 1/4"
1:43	3"	2 3/4"
1:45	2 1/4"	3/4"

PERC. RATE: 0.82 Min./Inch

PERC. TEST. No. 2 - 12/8/25
DEPTH = 65"

Time	Water Depth	Water Drop
1:46	End Presoak 13"	N/A
1:48	9 1/4"	3 1/4"
1:50	6 7/8"	2 7/8"
1:52	5"	1 7/8"
1:54	2 5/8"	1 3/8"
1:58	1 1/2"	1 1/8"

PERC. RATE: 1.01 Min./Inch

PERC. TEST. No. 3 - 12/8/25
DEPTH = 60"

Time	Water Depth	Water Drop
1:17	End Presoak 12"	N/A
1:20	10 1/4"	1 3/4"
1:23	7 3/4"	2 1/2"
1:26	5 1/2"	2 1/4"
1:29	3 1/4"	1 3/4"
1:32	2 1/4"	1 1/2"
1:35	1"	1 1/4"

PERC. RATE: 1.64 Min./Inch

PERC. TEST. No. 4 - 12/18/25
DEPTH = 70"

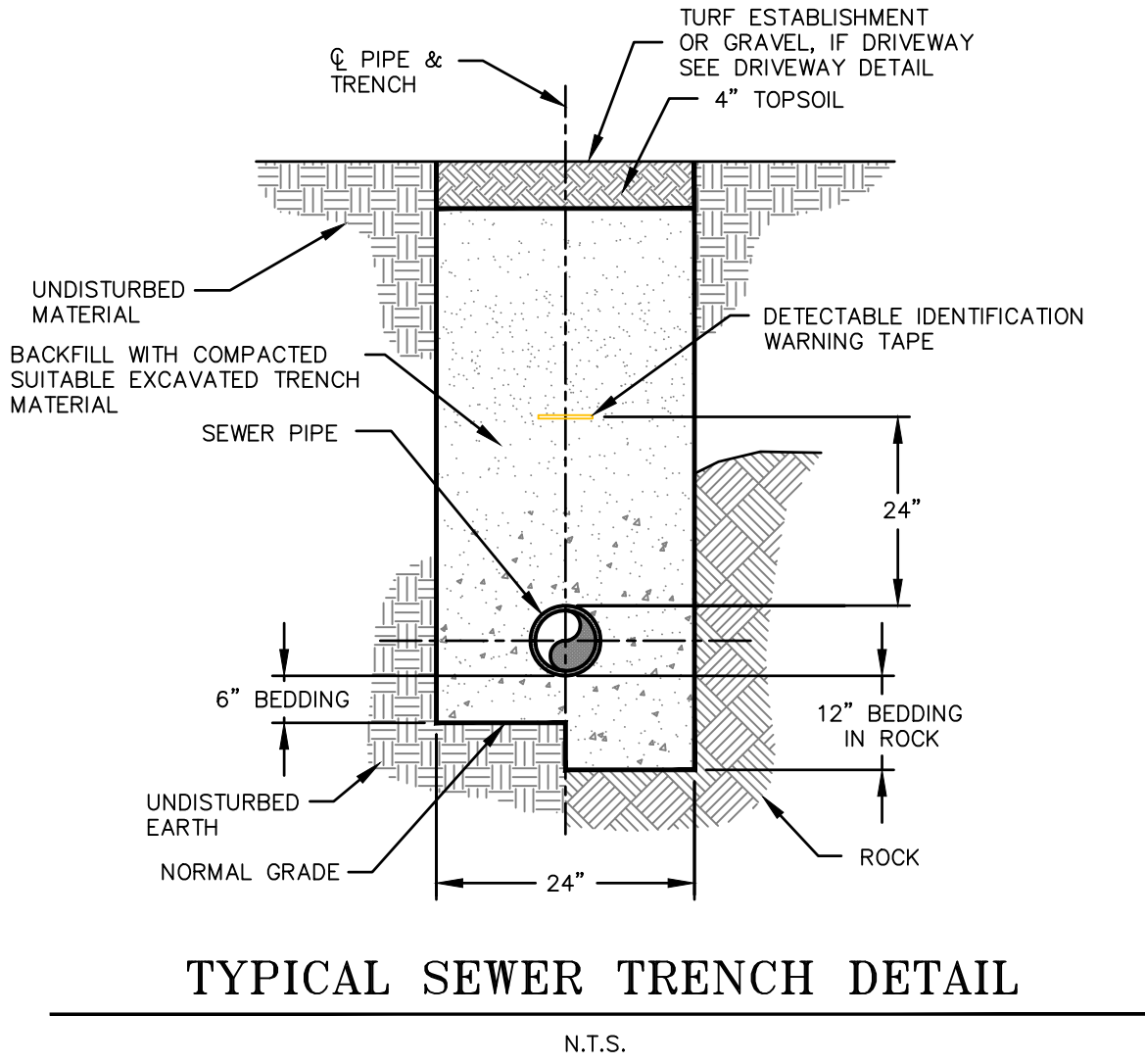
Time	Water Depth	Water Drop
1:10	End Presoak 12"	N/A
1:12	9"	3"
1:14	6 1/2"	2 1/2"
1:16	3 3/4"	2 3/4"
1:18	1 1/2"	2 1/4"

PERC. RATE: 0.76 Min./Inch

PERC. TEST. No. 5 - 12/18/25
DEPTH = 75"

Time	Water Depth	Water Drop
1:01	End Presoak 12"	N/A
1:03	9"	3"
1:05	6 1/4"	2 3/4"
1:07	4 1/4"	2 1/2"
1:09	1 1/2"	1 1/4"

PERC. RATE: .76 Min./Inch



TYPICAL SEWER TRENCH DETAIL

N.T.S.

SSDS NOTES & DETAILS

166 SAND ROAD

PREPARED FOR
JESSE CONKLIN

CANAAN, CONNECTICUT

SCALE	DATE	SHEET NO.	JOB NO.
AS NOTED	SEPTEMBER 13, 2026	C-2	021-25-001



DATE	REVISIONS

KCC CONSULTING LLC

2 ROWLEY POND ROAD
WINSTED, CT. 06098

Phone: 860-309-3356
email: kccconsultingllc@proton.me

NOT VALID WITHOUT EMBOSSED OR INKED SEAL AND LIVE SIGNATURE

(SEAL)

EROSION AND SEDIMENT CONTROL NARRATIVE

A – PRINCIPLES:

The following general principles shall be maintained as an effective means of minimizing erosion and sedimentation during the development process

- Stripping away any vegetation, regrading or other development shall be done in such a way as to minimize erosion.
- Grading and development plans shall preserve salient natural features, keep cut and fill operations to a minimum, and insure conformity with topography so as to create the least erosion potential and adequately handle the volume and velocity of surface water runoff.
- Whenever feasible, natural vegetation shall be retained, protected and supplemented wherever indicated on the site development plan and/or landscape plan. Trees which are shown to remain shall be protected throughout the construction period and any damages caused by the CONTRACTOR shall be repaired immediately. Whenever trees are cut beyond the contract limit lines or if a tree cannot be saved due to the CONTRACTOR'S actions, due representation shall be granted to the OWNER OF RECORD equal to or exceeding the value of the loss. No work shall proceed until after damages have occurred until the OWNER OF RECORD has agreed to a remediation plan.
- The disturbed area and the duration of exposure shall be kept to a practical minimum.
- Disturbed soils shall be stabilized as quickly as possible.
- Temporary vegetation and/or mulching shall be used to protect exposed critical areas and stockpiles during development when expected to be exposed in excess of fifteen (15) days.
- The permanent (final) vegetation and mechanical erosion control measures shall be installed as soon as practical during construction.
- Sediment in the runoff water shall be trapped until the disturbed areas are stabilized by the used of debris basins, sediment basins, silt traps or similar measures.
- All lots, tracts or developments shall be graded to provide proper drainage away from buildings, without ponding unless the area is designed as a storm water recharge system. All drainage runoff shall be route to storm water collector systems.
- Where drainage swales are used to diver surface water away from buildings, they shall be sodded or planted or rocklined. Type shall be planted or sodded unless indicated else wise on design plan.
- Concentration of surface runoff shall be only permitted b piping and through drainage swales reinforced with structure protective measures or natural watercourse.
- Excavation and Fills:
 - Slopes created by cuts or fills shall not be steeper than 2:1 unless existing soil conditions are inspected by the ENGINEER, stabilized and reestablished by temporary or permanent seeding measures, as required during the development process and approved by the Local Authorities having Jurisdiction.
 - Adequate provisions shall be made to prevent surface water from damaging the cut face of excavations or the sloping surfaces of fills.
 - Cut and fills shall not endanger adjoining property.
 - All fills shall be compacted to provide stability of material and to prevent undesirable settlement. The fill shall be spread in a series of layers not exceeding loose lifts of twelve (12) inches in thickness and shall be compacted by a sheeps foot roller or other approved method after each layer is spread.
 - Fills shall not encroach on natural watercourses, constructed channels, or regulated flood plains unless permitted by license or permit from authority having jurisdiction.
 - Fills placed adjacent to natural watercourses, constructed channels, or regulated flood plains shall have suitable protection against erosion during periods of flooding.
 - Grading shall not be done in such a way as to divert water onto the property of another landowner without their expressed written consent.
 - During grading operations, necessary measures for dust control shall be exercised. Use of chemicals shall be prohibited.
- Sedimentation and erosion control shall be implemented in accordance with the guidelines for Soil Erosion and Sedimentation Control, prepared by the State of Connecticut through the counsel on Soil and Water Conservation, latest revised edition. In addition to defining specific measures and locations for sediment and erosion controls to be used, the plan shall be considered flexible to allow additional controls to be implemented as site conditions change and localized drainage patterns are altered. It is the responsibility of the CONTRACTOR to contact the OWNER OF RECORD for remedial action when site conditions warrant additional protective measures.

B – RESPONSIBILITY FOR THE PLAN

- The responsibility for implementing and maintaining the Sedimentation and Erosion Control Plan rests with the OWNER OF RECORD where any development of the parcels gives cause to erosion and sedimentation. It is also to be said the the OWNER OF RECORD shall be held responsible for informing all concerned of the plan and seeing that the plan becomes a part of teh deed in the event the title of the property is transferred. The costs of all drainage erosion and sedimentation control measures will therefore rest with the OWNER OF RECORD.
- Whenever sedimentation is caused by stripping vegetation and/or grading, it shall be the responsibility of the person, corporation, or other entity having responsibility to remove sedimentation from all lower properties, drainage systems and watercourses and to repair any damage at their expense as quickly as possible.
- Maintenance of all drainage facilities and watercourses within any subdivision or land development shall be the responsibility of the OWNER OF RECORD, until they are accepted by the Municipalities. All control measures will be maintained in an effective condition throughout the construction period. Surface inlets shall be kept open and free if sediment and debris. The system shall be checked after every major storm and sediment shall be disposed of at an approved location consistent with the plan.
- Maintenance of drainage facilities or watercourses originating and completely on private property shall be the responsibility of the OWNER OF RECORD to their point of open discharge at the property line or at a communal watercourse within the property.
- No person, corporation or other entity shall block, impede the flow of, alter, construct any structure or deposit any material or thing or commit any act which affects normal or flood flow in any communal stream or watercourse without having obtained prior approval from the Winchester Inland Wetlands Commission.
- An adequate right-of-way and/or easement shall be provided for all drainage facilities and watercourses which are proposed either for acceptance by the Municipalities or provided other property owners for the convenience of the OWNER OF RECORD.

C – GENERAL CONDITIONS FOR SEQUENCE OF CONSTRUCTION

The tentative sequence of construction events are as follows and activities noted by a "(Capital Letter)" may occur concurrently. Reference is made to Site Plans for project specific phasing details.

- Conduct a preconstruction meeting with the OWNER OF RECORD, Contractor, and Local and State agencies having jurisdiction over the project.
- Field stakeout the limits of all activities and install, at a minimum, a snow fence along construction limit lines along environmentally sensitive and tree protection areas. Silt fencing may be substituted where it coincides with this line, but only as approved by the OWNER OF RECORD. (A)
- Install silt fence along all sides contiguous to wetlands, watercourses and property owner by others affected by the work. Refer to Site Plans. (A)
- After each rain storm monitor the sedimentation and erosion control structures, which ma include rip rap channels, sediment basins, plunge pools, etc. Routinely remove sediment during construction to an approved site location when controls exceed one half (½) their capacity. (A)
- Clear vegetation within project limits, except trees designated to remain or in question, as shown on the plans. The decision of how questionable trees are to be treated shall rest with the OWNER OF RECORD and coordinated through the local agency having jurisdiction as construction progresses. All trees and shrubs less than 6" in diameter, and not to remain, shall be chipped and stored on site for mulch. (A)
- Install temporary drainage dewatering devices and dirt bags as necessary to capture and minimize sediment migration during trench operations. (A)
- Remove stumps and dispose of at a bulky waste site approved by the ENGINEER and local official having jurisdiction. Disposal of stumps within burial pits on site shall be prohibited. (B)
- Install sanitary sewer system, backfill trenches, and provide other temporary structural controls as necessary to capture and minimize sediment migration. (C)
- If blasting is required for any cuts, all proposed work is to be coordinated with all local officials having jurisdiction. The contractor is required to secure all permits for blasting operations in accordance with local and state regulations and conduct a pre-bast survey of surrounding properties. Rock spoil is to be disposed of in an appropriate manner as teh site plan may show or as locally permitted. (C).
- Install a six inch (6") deep crushed stone anti-tracking pad as detailed and dimensioned on the drawings. At the end of each working day or as required, accumulated soil is to be swept from existing streets. (B)
- Strip top soil and subsoil materials as required and stockpile them on site in an area that will not effect the building construction and not adversely impact any down gradient wetlands. Stockpiles may be relocated to meet job conditions but shall not adversely impact down gradient wetlands. Locations are subject to the ENGINEER'S approval. Provide temporary erosion controls on the downside slopes of all stockpiles. (B)
- Install silt sack barriers, retention basins, sediment traps, riprap swales, and other structural controls as necessary to capture and minimize sediment migration. (C)
- Excavate unsuitable materials within limits of proposed utilities. Proof roll to 95% compaction. Refill with select material per details and install temporary pavement. (C)
- Conduct all rough cuts and fills for driveways, utilities, and landscaped areas, making sure that all fill material is free of brush, rubbish, large boulders, logs, stumps, and other objectionable materials. (C)
- Provide temporary seeding measures on all exposed soil which were damaged due to construction activities, are outside of construction traffic zones, and are not to be permanently restored or for a period in excess of thirty (30) days. Seeding and seedbed preparation are as specified herein or as indicated on the Site Plan. (C)
- Excavate and complete remaining drainage if required. Install silt sack sediment barriers at any catch basins installed. (D)
- Upon completion of cuts and fill to subgrade, buildings, electric, telephone, cable, gas, and water systems can be installed. (D)
- Bring proposed driveway to pavement subgrade with processed aggregate base. Refer to details. (D)
- Complete final subgrading for all grassed areas and landscaped areas. Prepare subgrades for placing a minimum of six inches of topsoil. Place topsoil only when permanent seeding and landscaping can follow within a reasonable time frame. (E)
- Exercise final landscaping plan and permanent seeding to provide long-term stabilization.
- Complete final paving of driveway with top course. (E)
- Clean and remove silt from within any and all drainage structures installed and dispose of materials at an approved site.
- Remove temporary measures once permanent measures have matured as approved by the Municipality's enforcement officer.
- Conduct a final inspection with MUNICIPALITY and applicable state agencies to identify deficiencies and establish punch list; complete same to the satisfaction of the MUNICIPALITY.

D – SEEDING AND PLANTING REQUIREMENTS

- Seedbed Preparation:Fine grade and rake surface to remove stones larger than 2" in diameter. Install needed erosion control devices such as surface water diversions. Grade stabilization structures, sediment basins or drainage channels to maintain grassed areas. Apply limestone at a rate of 90 lbs / 1000 square feet unless otherwise required according to soil test results. Apply 10–10–10 fertilizer at a rate of 7.5 lbs / 1000 square feet. Work lime and fertilizer into soil uniformly before seeding.
- Seed Application:Apply grass mixtures at rates specified by hand, cyclone seeder or hydroseeder. Increase seed mixture by 10% if hydroseeder is used. Lightly drag or roll the seeded surface to cover seed. Seeding for selected fine grasses should be done between April 1 and June 1 or between August 15 and October 15. If seeding cannot be done during these times, repeat mulching procedure below until seeding can take place or seed with a quick germinating seed mixture to stabilize slopes. A quick germinating seed mixture (Domestic Rye) can be applied between June 15 and August 15 as approved by the LANDSCAPE ARCHITECT OR ENGINEER.
- Mulching: Immediately following seeding, mulch the seeded surface with straw or wood fiber at at rate of 11.5 to 2 tons / acre except as otherwise specified elsewhere. Mulches should be free of weeds and coarse matter. Temporary mulches shall be anchored down on slopes in excess of 3% and with channels of concentrated flows.
- Grass Seed Mixtures:

Temporary Covers		Permanent Covers	
Perennial Rye Grass	.20 lbs / Ac	Creeping Red Fescue	.20 lbs / Ac
Annual Rye Grass	.20 lbs / Ac	Canada Bluegrass	.20 lbs / Ac

Substitutions equal to or better than that specified may be permitted based on the local availability of seed mixtures and season conditions when approved by the LANDSCAPE ARCHITECT or ENGINEER.
- Planting Notes:
 - All materials shall be inspected, approved and site located by the LANDSCAPE ARCHITECT or ENVIRONMENTAL SUPERVISOR. All plant materials are to be inspected for defects or damage before planting. Substandard materials shall be returned to and replaced by the CONTRACTOR. Acceptable plants are to be planted per the specifications of the landscaping plan. It is the responsibility of the GENERAL CONTRACTOR to provide safekeeping and maintenance of the plants and vegetation cover for the duration of the site construction activity. Once planted, all machinery shall avoid planted areas which should be demarcated clearly by flagged field stakes. Provisions for regular watering and inspections shall be made by the NURSERY CONTRACTO for the duration of the plant's first year in the ground and all plants which do not survive shall be replaced at the CONTRACTORS expense.
 - All plant material placement is subject to field adjustment in response to other site conditions. These adjustments shall be at the discretion of the ARCHITECT, LANDSCAPE ARCHITECT, SITE SUPERVISOR or ENVIRONMENTALIST.
 - All plant materials are subject to replacement by suitable alternatives per agreement between OWNER OF RECORD, LANDSCAPE ARCHITECT, or ENGINEER, NURSERY CONTRACTOR and appropriate agencies.

E – REGULATORY COMPLIANCE

- The OWNER OF RECORD shall be responsible for retaining a Licensed Professional Engineer or Certified Soil Erosion & Sediment Control Specialist to inspect the site periodically in accordance with the CTDEEP guidelines. Monitoring reports shall be prepared and filed with the OWNER OF RECORD, contractor, the City Planning Office, and Inland–Wetland office of the Municipality.
- The Applicant shall be responsible for obtaining all local permits and approvals required from the Zoning Commission, including Inland Wetland Commission and any necessary agencies and departments to satisfy the regulations of the Municipality.

OPERATION AND MAINTENANCE PLAN FOR INFILTRATION TRENCH

The permanent Stormwater System Maintenance Plan requires adequate maintenance for stormwater management/Best Management Practices (BMP) facility, such as the infiltration trench. Document Infiltration Trench deficiencies during annual inspections. Complete any necessary repairs and/or preventative maintenance procedures in a timely manner to ensure proper functioning as an Infiltration Trench.

Important maintenance procedures include:

- Ensure the drainage area is stabilized to reduce sediment discharge.
- Replace the top 6–inch layer of 2" stone when full of sediment.
- Record the water level in the monitoring wells after every storm event greater than 1.0 inches.
- Check the observation well after three consecutive days of dry weather after a rainfall event greater than 1.0 inches. If complete de–watering is not observed, there may be clogging within the trench requiring maintenance.
- Keep a record of the average de–watering time to determine when maintenance is required.
- If complete failure is observed, perform a total rehabilitation by excavating the trench walls to expose clean soil, and replacing stone and geotextiles.

After the Infiltration Trench is established, perform inspections once per quarter and after every storm event greater than 1.0 inches for the first year, and annually thereafter. Keep operation and maintenance records in a known location and make them available upon request.

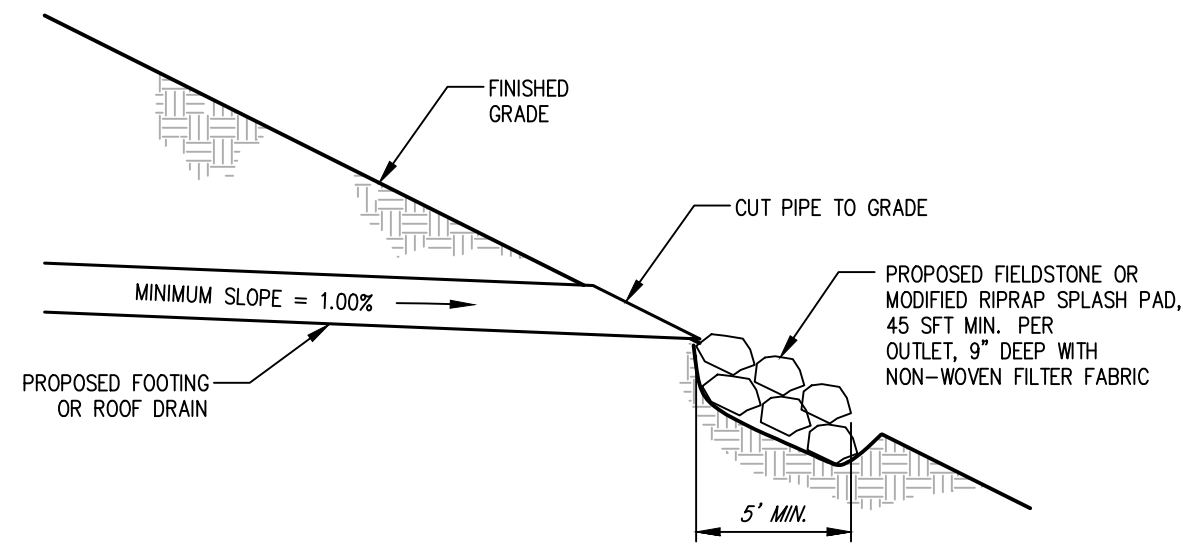
Perform the recommended Maintenance activities as follows:

Required Maintenance	Frequency
–Clear trash and debris from inlet	Monthly
–Remove trees, shrubs, or evasive vegetation	Every 6 months
–Ensure contributing area is stabilized	Monthly
–Mow grass filter strip and remove clippings	Monthly or as needed
–Check observation wells after 72 hours of rainfall	Every 6 months
–Ensure wells are empty after this time period. If wells have standing water, system may be clogged.	
–Inspect inlet for deposited sediment	Every 6 months
–Replace stone and geotextiles	When clogging or surface water is observed
–Perform total rehabilitation on infiltration trench	Upon observed failure

Perform the troubleshooting activities as follows:

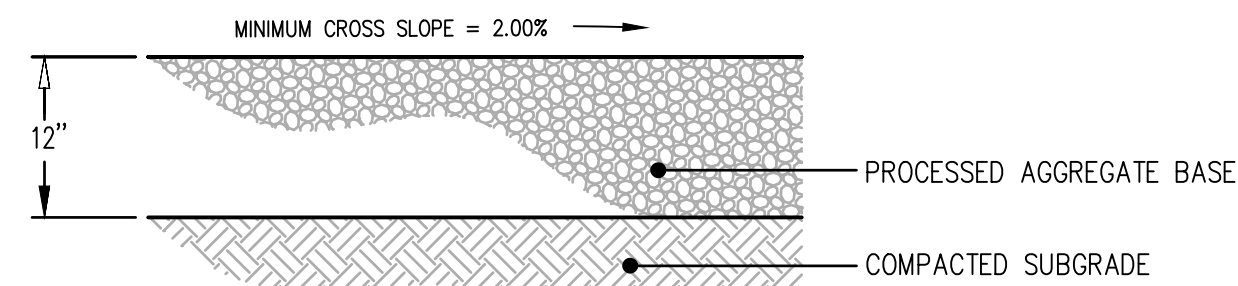
Problem	Solution
–Water is ponding on the surface for more than 24 hours after a storm.	Check observation well to ensure system is not clogged.
–The depth in the trench is reduced to 75% of the original design depth.	Remove accumulated sediment from the infiltration system and dispose of in a proper location
–Grass, weeds or other plants are growing in the surface of the trench.	Remove the plants, preferably by hand. If pesticide or mechanical means are not to be used.

E&S NARRATIVE			
166 SAND ROAD			
PREPARED FOR			
JESSE CONKLIN			
CANAAAN, CONNECTICUT			
SCALE	DATE	SHEET NO.	JOB NO.
AS NOTED	SEPTEMBER 13, 2026	C–3	021–25–001
GRAPHIC SCALE (INCHES)			
01234			
DATE	REVISIONS		
KCC CONSULTING LLC			
2 ROWLEY POND ROAD			
WINSTED, CT. 06098			
Phone: 860-309-3356			
email: kccconsultingllc@proton.me			
NOT VALID WITHOUT EMBOSSED OR INKED SEAL AND LIVE SIGNATURE			(SEAL)



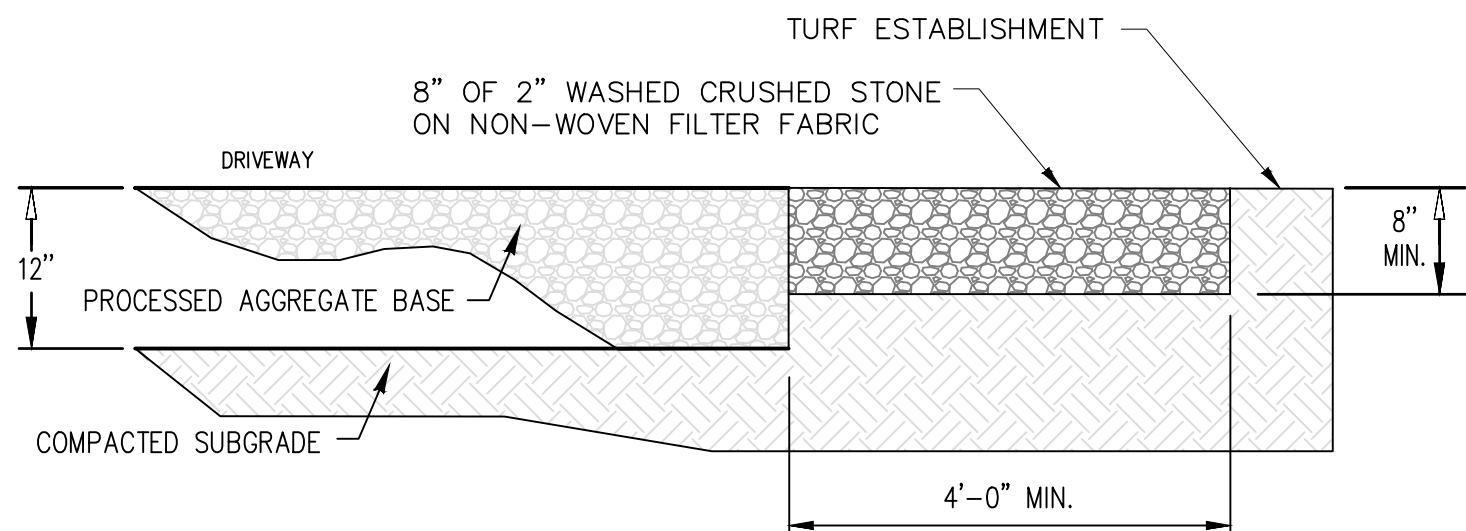
PIPE DRAIN OUTLET DETAIL

N.T.S.



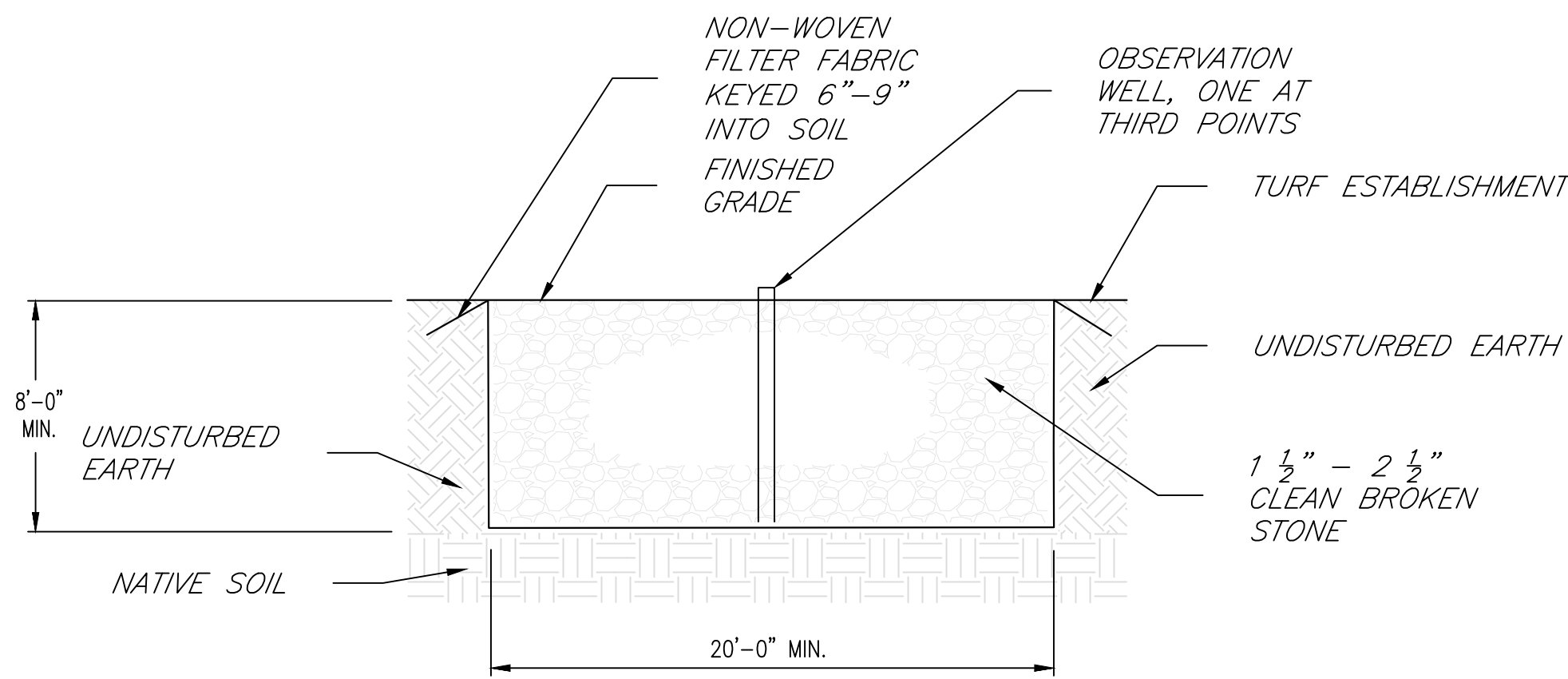
TYPICAL DRIVEWAY DETAIL

N.T.S.



STONE FILTER DETAIL

N.T.S.

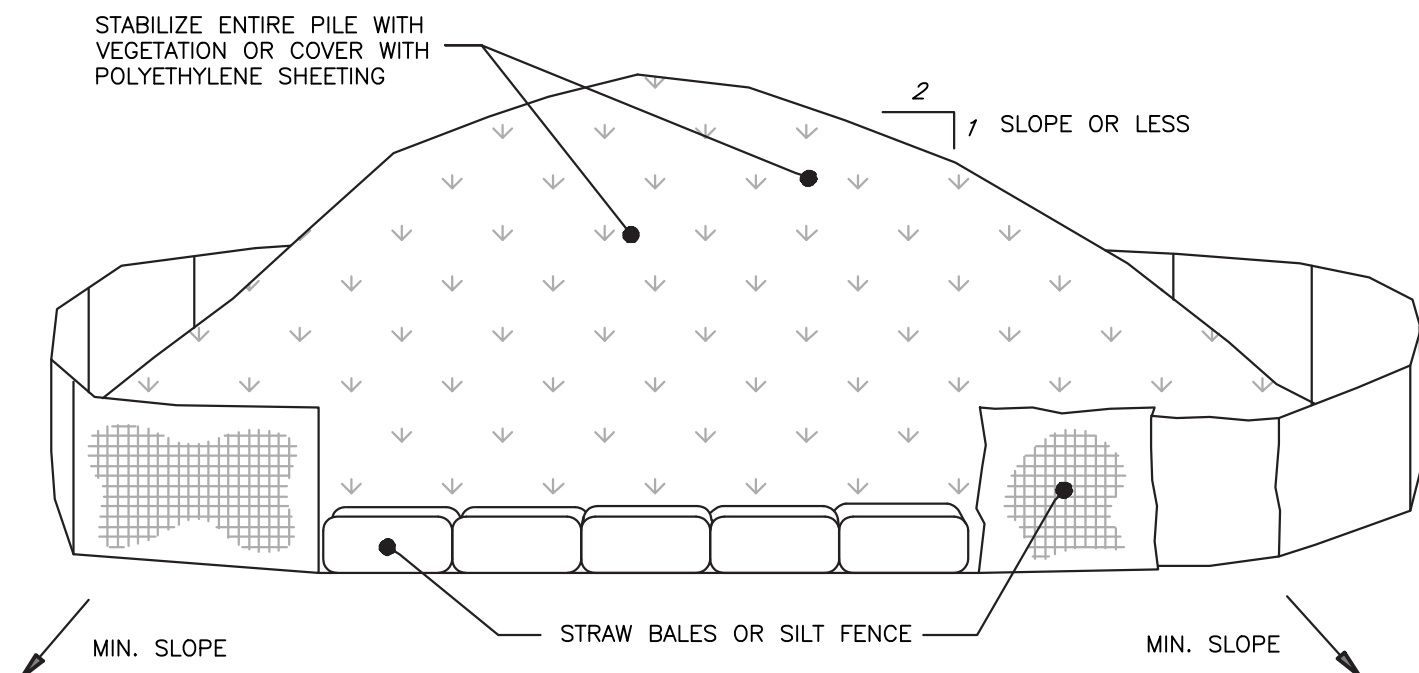


INFILTRATION TRENCH

N.T.S.

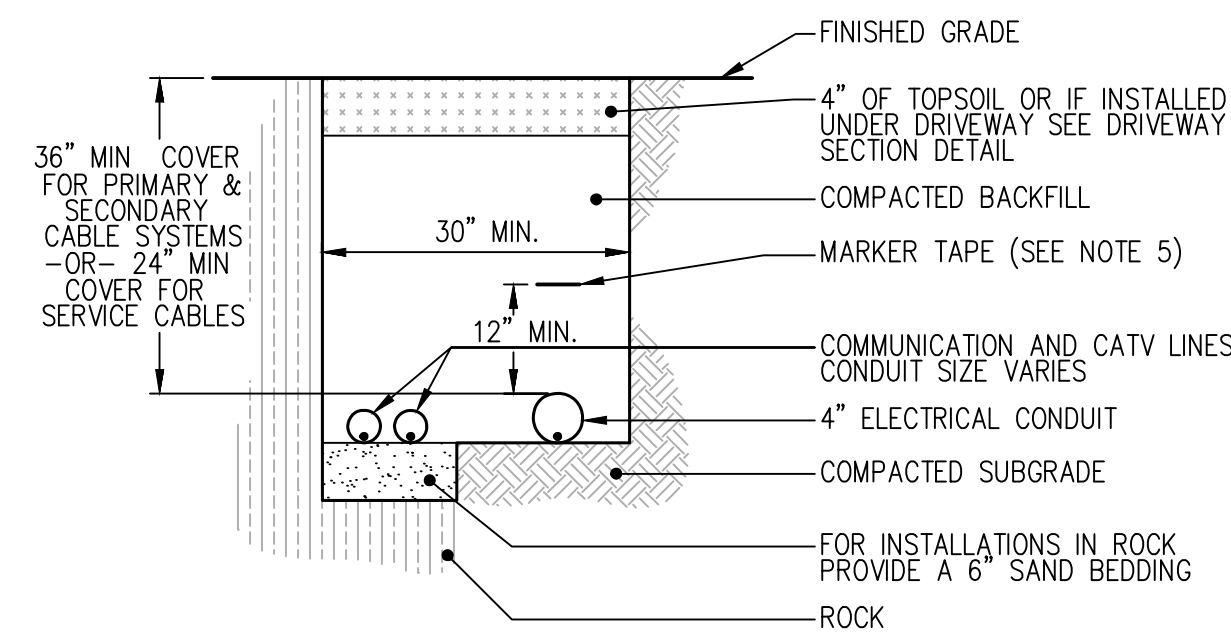
NOTES:

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED WITH POLYETHYLENE SHEETING.
4. TO BE USED WHERE TOPSOIL IS NECESSARY FOR REGRADING AND VEGETATING DISTURBED AREAS. TOPSOIL IS APPLIED TO SUBSOILS THAT ARE DRAUGHTY (HAVING LOW AVAILABLE MOISTURE FOR PLANTS), STONEY, SALTY, HAVE LOW PERMEABILITY, OR ARE EXTREMELY ACIDIC. IT IS ALSO USED TO BACKFILL AROUND SHRUB AND TREE TRANSPLANTS, PRESERVATION OF EXISTING TOPSOIL IS BENEFICIAL FOR ALL TYPES OF LAWN OR ORNAMENTAL PLANTINGS.
5. TEMPORARY STOCKPILE STABILIZATION MEASURES INCLUDE VEGETATIVE COVER, NONVEGETATIVE COVER, AND PERIPHERAL SEDIMENT TRAPPING BARRIERS. THE STABILIZATION MEASURE(S) SELECTED SHOULD BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS AND REQUIRED PERIOD OF USE.
6. SEE EROSION AND SEDIMENT CONTROL PLAN FOR LOCATIONS



TEMPORARY STOCK PILE AREA

N.T.S.

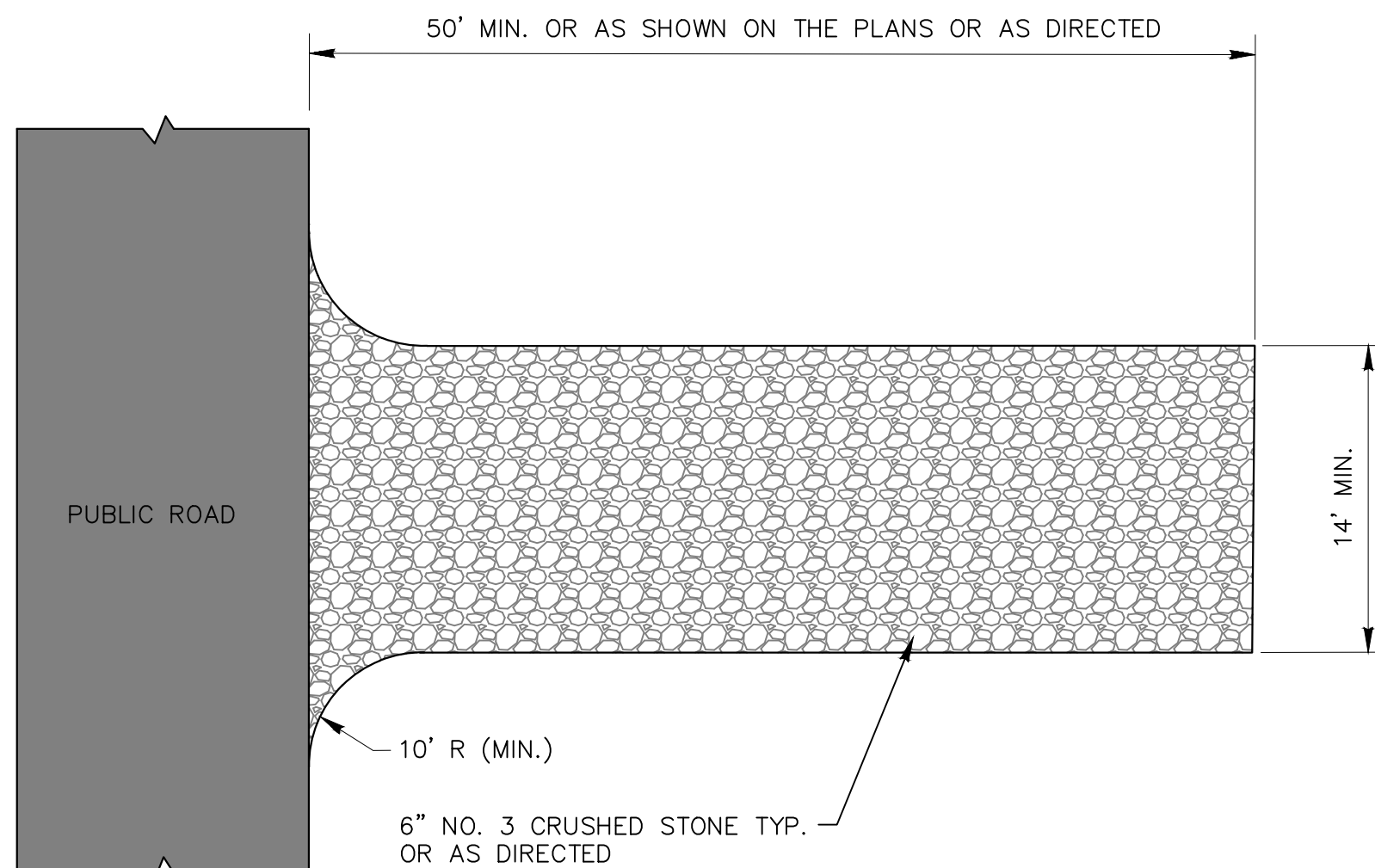


UTILITY LINE TRENCHING DETAIL

N.T.S.

NOTES:

1. CALL "BEFORE YOU DIG" (1-800-922-4455)
2. PROVIDE PVC CONDUIT WITH NYLON PULL CORD AS REQUIRED FOR EACH INDIVIDUAL UTILITY LINE. CONTRACTOR TO COORDINATE WITH INDIVIDUAL UTILITY COMPANIES THE DIAMETER OF CONDUIT REQUIRED.
3. CONTRACTOR TO COORDINATE WITH EACH INDIVIDUAL UTILITY COMPANY AND THE DESIGN ENGINEER, ALL REQUIRED INSPECTIONS.
4. MACHINE DIGGING SHALL STOP NO LESS THAN 18" FROM VAULTS, FOUNDATIONS, EQUIPMENT, CABLES AND POLES AND TRENCHING SHALL BE COMPLETED BY HAND THEREAFTER.
5. ALL ELECTRICAL BURIED CONDUITS SHALL BE IDENTIFIED BY A RED PLASTIC FILM MARKER TAPE, AS SPECIFIED BY THE UTILITY COMPANY. THE MARKER TAPE SHALL RUN DIRECTLY ABOVE THE ENTIRE LENGTH OF EACH CONDUIT SECTION AND SHALL HAVE MINIMUM VERTICAL SEPARATION OF 12".
6. A MINIMUM SEPARATION OF 30" SHALL BE MAINTAINED BETWEEN ELECTRICAL CONDUIT AND WATER SERVICE LINES. SEPARATION OF ELECTRICAL CONDUIT AND WATER MAIN SHALL BE 36".
7. A MINIMUM SEPARATION OF 30" SHALL BE MAINTAINED BETWEEN ELECTRICAL CONDUIT AND GAS SERVICE LINES. JOINT TRENCHING IS NOT PERMITTED FOR MAIN GAS LINES.

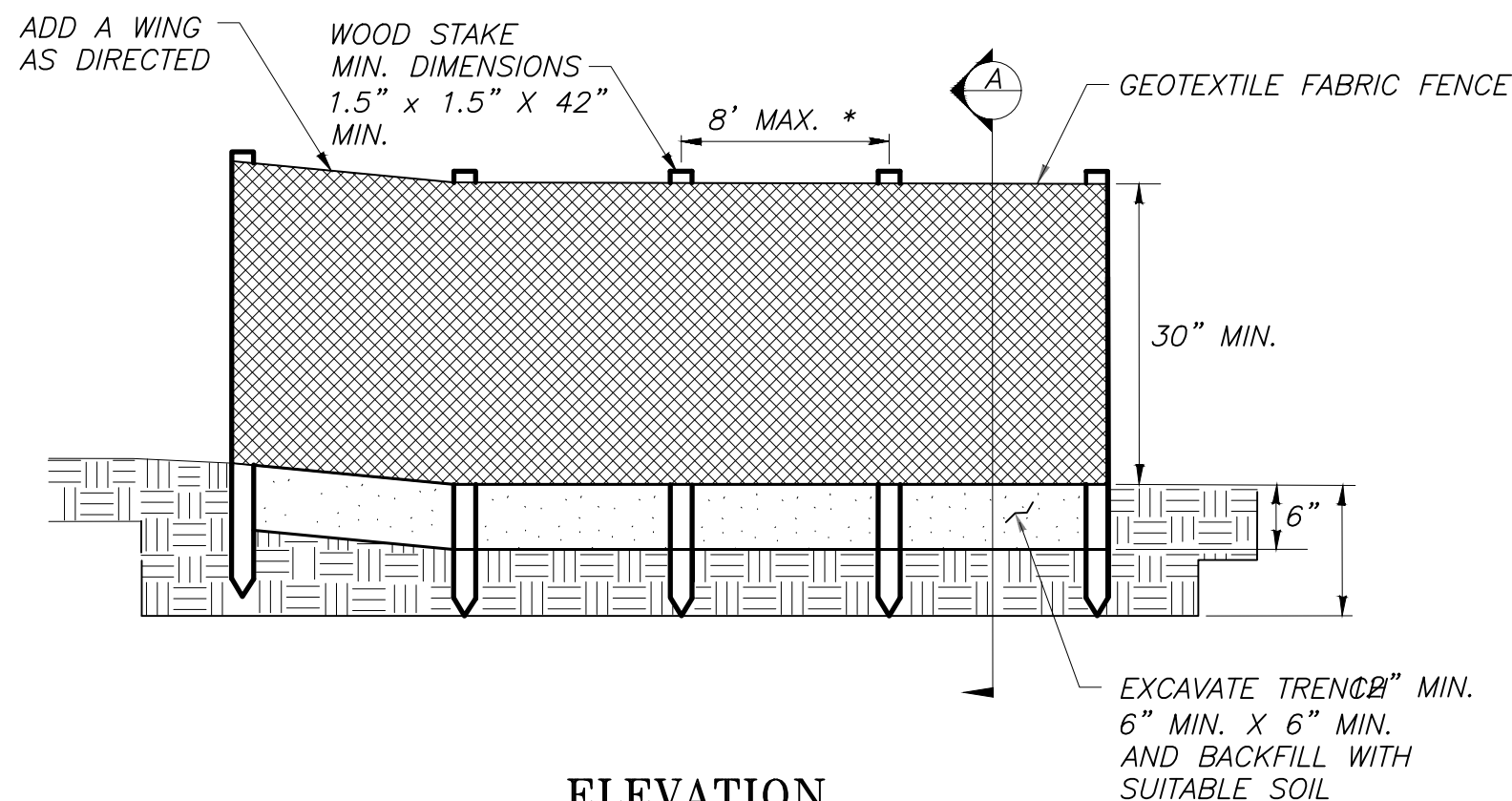


ANTI-TRACKING PAD DETAIL

N.T.S.

SEDIMENT CONTROL SYSTEM

INSTALL THE WING WHEN THE FENCE IS MORE THAN 4' FROM THE TOE OF SLOPE AND THE FENCE LINE GRADIENT IS 5% OR MORE

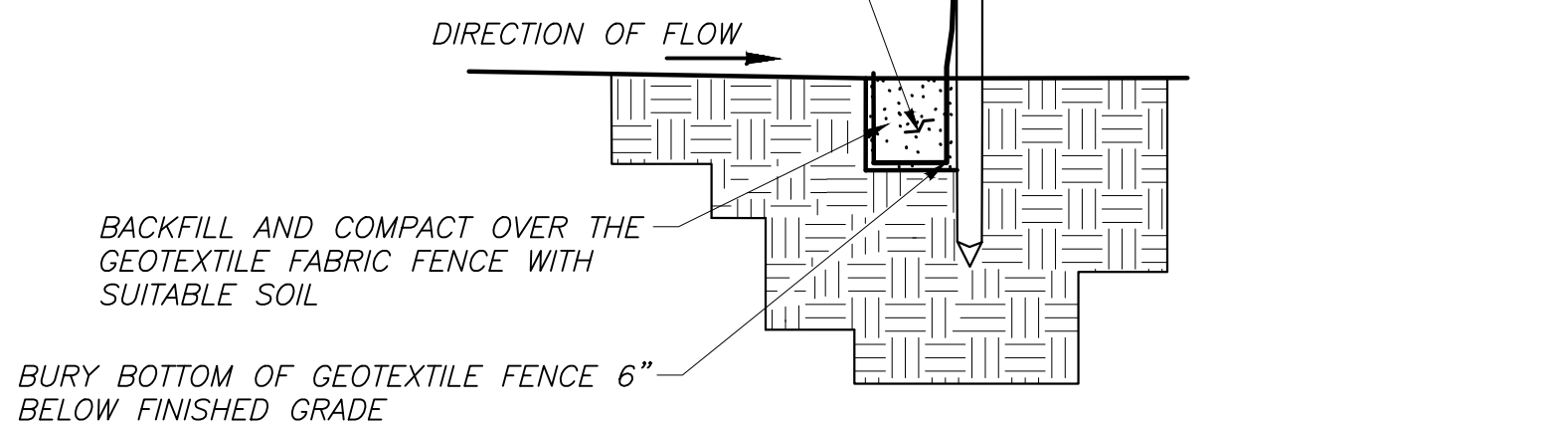


ELEVATION

* FOR SLOPES STEEPER THAN 2:1 USE A 5' POST SPACING OR AS DIRECTED BY THE ENGINEER

FASTEN GEOTEXTILE FABRIC FENCE TO THE WOOD STAKE JOINTS ONLY AT SUPPORT POSTS WITH MIN. 6" OVERLAP, SECURELY SEALED

EXCAVATE TRENCH 6" MIN. X 6" MIN.



SECTION A

NOTES:

1. GEOTEXTILE FABRIC TO BE FASTENED SECURELY TO FENCE POSTS BY USE OF WIRE TIES OR HOG RINGS. 3 FASTENERS PER POSTS.
2. ENDS OF INDIVIDUAL ROLLS OF GEOTEXTILE FABRIC SHALL BE SECURELY FASTENED TO A COMMON POST BY WRAPPING EACH END OF THE FABRIC AROUND THE POST TWICE AND ATTACHING AS SPECIFIED IN NOTE 1 ABOVE. SPLICING OF INDIVIDUAL ROLLS SHALL NOT OCCUR AT LOW POINTS.

MISCELLANEOUS DETAILS

166 SAND ROAD

PREPARED FOR

JESSE CONKLIN

CANAAN, CONNECTICUT

SCALE	DATE	SHEET NO.	JOB NO.
AS NOTED	SEPTEMBER 13, 2026	C-5	021-25-001



DATE	REVISIONS

KCC CONSULTING LLC

2 ROWLEY POND ROAD

WINSTED, CT. 06098

Phone: 860-309-3356

email: kccconsultingllc@proton.me

NOT VALID WITHOUT EMBOSSED OR INKED SEAL AND LIVE SIGNATURE

(SEAL)

KCC Consulting LLC

2 Rowley Pond Road
Winsted, CT. 06098

(860) 309-3356
kccconsultingllc@proton.me

September 21, 2026

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

RE: Text Amendment to Light Industrial Zone

Dear Mr. Chariman and Members of the Commission,

On behalf of 166 Sand Road LLC, please accept the enclosed application for a proposed amendment to the Town of Canaan Zoning Regulations. The proposed amendment would add mixed-use buildings as a Principal Use Allowed by Special Permit, subject to the requirement that a permitted business use occupy the first floor and residential uses be limited to the upper floor or floors.

Specifically, the applicant proposes adding the following use to the Principal Uses Allowed by Special Permit within the Light Industrial Zone:

Mixed use buildings with a permitted business use on the first floor (either by being a business use that is a permitted principal use in the zone or that is a principal use allowed by special permit in the zone) and residential use(s) on the upper floor(s).

The purpose of this amendment is to provide additional flexibility for the productive use and redevelopment of properties within the Light Industrial Zone while preserving a business or commercial component at the ground-floor level. Rather than permitting exclusively residential buildings within the zone, the proposed amendment maintains a nonresidential first-floor use consistent with the uses otherwise authorized within the district.

Importantly, mixed-use development would not become a use permitted as of right under the proposed amendment. Each proposed mixed-use development would instead require Special Permit approval by the Planning and Zoning Commission. This would provide the Commission the opportunity to evaluate an individual proposal and its appropriateness for

KCC Consulting LLC

2 Rowley Pond Road
Winsted, CT. 06098

(860) 309-3356
kccconsultingllc@proton.me

the particular property in accordance with the applicable Special Permit requirements of the Zoning Regulations.

The amendment may also provide additional opportunities for the adaptive and economically productive use of existing buildings. Properties containing buildings with space suitable for commercial or other permitted business activity at street level, but with upper-floor areas that may not be necessary or desirable for the same use, could potentially accommodate residential occupancy while maintaining the intended nonresidential function of the property.

The proposed amendment is intentionally limited in scope. It does not eliminate the Light Industrial Zone's existing permitted uses or alter the ability of properties to be utilized for industrial and other nonresidential purposes. Instead, it adds an additional use that may be considered by the Commission on a case-by-case basis through the Special Permit process.

For these reasons, we respectfully request that the Planning and Zoning Commission consider the proposed text amendment and determine that allowing appropriately designed mixed-use buildings by Special Permit represents a reasonable addition to the uses available within the Light Industrial Zone.

Thank you for your consideration of this application.

Respectfully submitted,
KCC Consulting LLC

Kyle C. Case

Kyle C. Case, P.E.
Owner

VILLAGE BUSINESS RESIDENTIAL ZONE (VRBZ) UPDATE

An Update from the Falls Village Planning & Zoning Commission

September 14, 2026

Dear Falls Village Residents:

The Falls Village Planning & Zoning Commission is providing this update regarding the proposed **Village Business Residential Zone (VRBZ)** and the Commission's recent decision to take a closer look at the proposed expansion of the district.

The Commission has been reviewing the VRBZ concept to update the Village's zoning regulations and better reflect the existing mix of residential, commercial, civic, and small business uses within the Village. The proposal was also intended to support the goals of the **2024–2034 Plan of Conservation and Development**, including village revitalization, housing opportunities, economic activity, adaptive reuse, and a mix of uses appropriate to the Village Center.

Why the Commission Is Reconsidering the Proposed Expansion

Since the initial VRBZ proposal was developed, the State of Connecticut enacted **Public Act 25-1, An Act Concerning Housing Growth**. The legislation significantly changes the State's approach to housing planning and zoning and includes new requirements and opportunities affecting municipalities and local zoning regulations.

Among other provisions, the legislation establishes a new framework for municipal and regional housing-growth planning and creates new statutory provisions addressing housing development in certain commercial, residential, and mixed-use areas.

The Commission believes it is important to understand how these new State requirements may interact with any changes to Falls Village's zoning regulations before expanding the geographic boundaries of the VRBZ.

In particular, expanding the VRBZ could create a larger area in which certain provisions of the new State housing legislation could apply. Some of those consequences may be broader than what the Commission originally contemplated when the VRBZ proposal was developed.

The Commission does not want to unintentionally create development opportunities or regulatory requirements that are inconsistent with the community's objectives for the Village Center, the capacity of existing infrastructure, or the intent of the local zoning regulations.

For that reason, the Commission is taking a more measured approach to the proposed expansion.

What This Means for the VRBZ

The Commission is not abandoning the VRBZ concept.

Rather, the Commission is pulling back from the broader geographic expansion that was previously being considered while it evaluates the interaction between the proposed regulations and the requirements of Public Act 25-1.

The Commission's objective remains to develop planning and zoning tools that:

- Recognize and support the existing Village Center;
- Allow appropriate residential and small business uses;
- Encourage the productive reuse of existing buildings;
- Provide appropriate opportunities for housing;
- Support local businesses and economic activity;
- Maintain appropriate standards for development; and
- Avoid unintentionally triggering State housing provisions in areas or circumstances where they were not contemplated by the Commission or the community.

Exploring a Local Historic District

As the Commission steps back from the broader VRBZ expansion, another potential focus is the establishment of a local historic district within the Village Center.

A local historic district could provide a different tool for recognizing and protecting the historic buildings, streetscape, and architectural resources that contribute to the identity and continuity of Falls Village.

This approach would allow the Commission and community to consider how the Village Center's historic resources can be preserved while still supporting appropriate reinvestment, adaptive reuse, businesses, and residential uses.

At this point, the Commission is exploring the concept and has not made a final determination to establish a local historic district. Any such proposal would require additional study, public discussion, and consideration of the statutory process and requirements applicable to local historic districts.

The potential historic-district approach is therefore being considered as part of a broader conversation about how Falls Village can protect its existing Village Center while allowing it to remain an active and economically viable part of the community.

Why This Additional Review Is Important

Public Act 25-1 represents a significant change in Connecticut's housing and zoning framework. The Commission believes Falls Village should take the time necessary to understand the legislation and its implications before making a substantial change to the geographic scope of the VRBZ.

Rather than moving forward with a larger zoning district and subsequently discovering unintended consequences, the Commission believes it is prudent to pause, evaluate, and refine the approach.

Next Steps

The Planning & Zoning Commission will continue its review of the VRBZ proposal and Public Act 25-1 before moving forward with any broader expansion of the district.

The Commission's current approach is to retain the concept of a Village Business Residential Zone while reconsidering the scope of the proposed expansion.

At the same time, the Commission may explore whether a local historic district within the Village Center could provide an appropriate additional tool for preserving the Village's historic resources while supporting continued residential, commercial, and community activity.

Residents will have additional opportunities to review and comment on any revised proposal or new initiative before the Commission takes formal action.

The Commission appreciates the community's continued interest and participation in this process. The goal is to develop planning and zoning tools that are thoughtful, locally appropriate, consistent with State law, and capable of supporting Falls Village over the long term while avoiding unintended consequences from changes in State housing policy.

Falls Village Planning & Zoning Commission

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

	Jul - Aug 26	Budget	\$ Over Budget	% of Budget
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	3,900.00	26,160.00	-22,260.00	14.91%
Total 1011 Planning & Zoning Comm	3,900.00	31,591.00	-27,691.00	12.35%

Town of Canaan
Account QuickReport
July through August 2026

Type	Date	Num	Name	Memo	Split	Amount
1011 Planning & Zoning Comm						
1011-104 Secretary						
Paycheck	08/24/2026	dd	PATRICIA G FIFE		Payroll Account	0.00
Total 1011-104 Secretary						
						0.00
ZEO/Planner						
Bill	08/03/2026	1411	Janell Mullen		Accounts Paya...	2,000.00
Bill	08/31/2026	1420	Janell Mullen Consul...		Accounts Paya...	1,900.00
Total ZEO/Planner						
						3,900.00
Total 1011 Planning & Zoning Comm						
						3,900.00
TOTAL						
						3,900.00

Meet the Commissioners

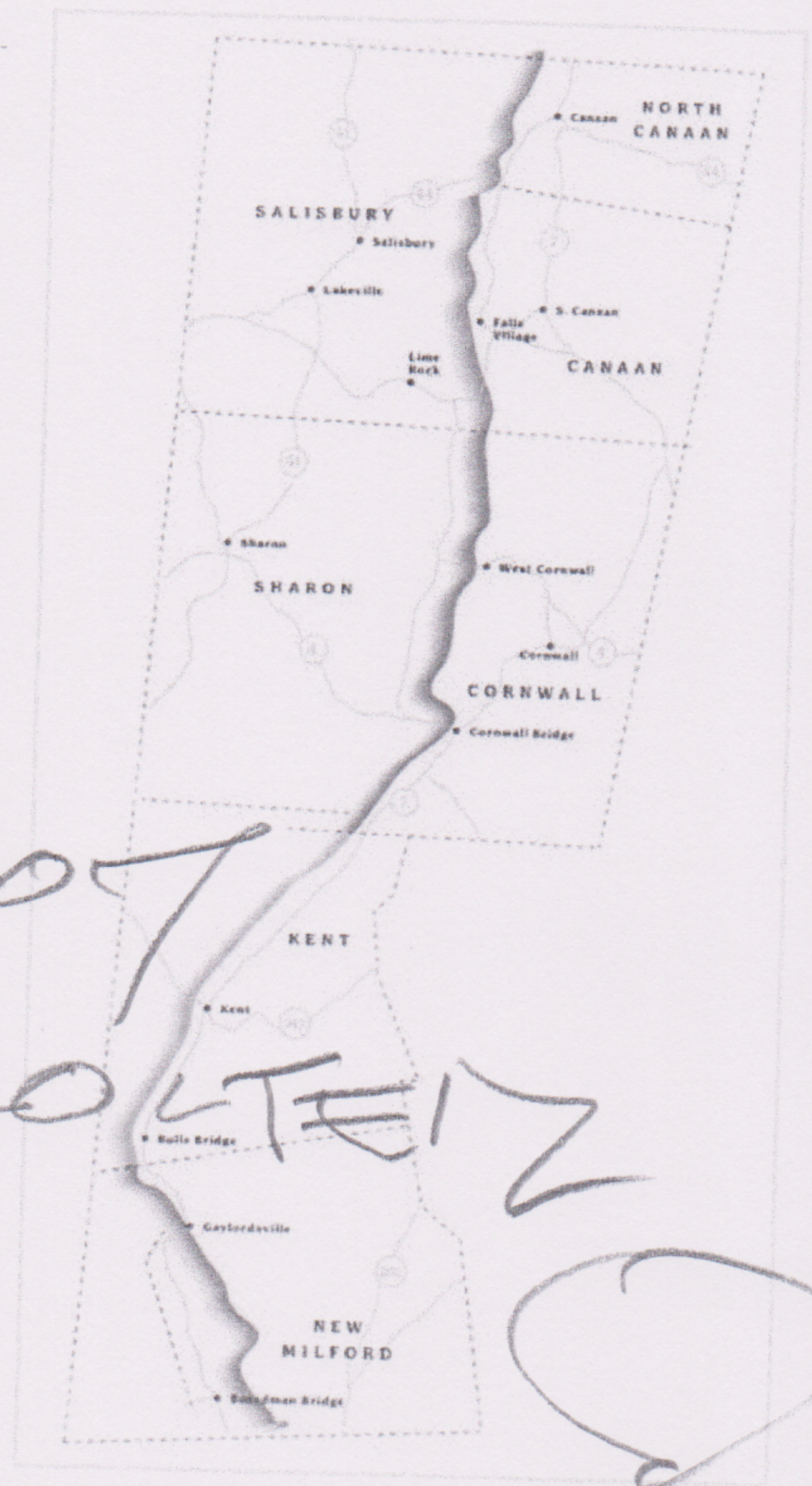
Learn what the Wild and Scenic River designation means for your community.

Sunday Oct 4 from 1–3PM
with an open Q&A at 2PM
in the Day Use Area of
Housatonic Meadows State Park

Have an **ice cream** and meet your town's HRC representatives.

Bring a chair and learn about the Commission, the Wild & Scenic Rivers Program, and what this designation means for communities along the river.

ABOUT OUR WILD AND SCENIC RIVER
In 2022, 41 miles of the Housatonic River were designated as part of this National Park Service's Program, recognizing the river's outstanding natural, cultural, and recreational values.



HRC works in partnership with the following organizations:



HRC

Housatonic River Commission

ALL ARE WELCOME!

Stop by | Meet your commissioners | Ask questions

Contact us at info@housatonicrivercommission.org