

PLANNING AND ZONING COMMISSION  
TOWN OF CANAAN  
FALLS VILLAGE TOWN HALL  
108 Main Street, Falls Village, CT. 06031  
January 28, 2021

Regular Meeting:

PRESENT: Chairman, Fred Laser, Zoning Enforcement Officer, Tom Scott and Regular Members, Garret Scavotto, Greg Marlowe, John Morrissey, Vincent Inconiglios, Alice Macchi and Alternate Members, Marc Rosen and Ruth Skovron. Absent, Regular Member, Greg Bidou. Also Present: Henry Todd, First Selectman Janell Mullen, Host and Ted May.

Chairman Laser called the Regular Meeting to order at 7:19 PM

By consensus, Chairman Laser seated Alternate Member, Marc Rosen to sit in for absent Regular Member, Greg Bidou.

Approval of Minutes:

a. P&Z Public Hearing Minutes of December 17, 2020 (via Zoom): MOTION by Rosen, seconded by Inconiglios, to approve the Public Hearing minutes of December 17, 2020 as presented, unanimous.

b. P&Z Regular Meeting Minutes of December 17, 2020 (via Zoom): MOTION by Marlowe, seconded by Rosen, to approve the Regular Meeting minutes of December 17, 2020 as presented, unanimous.

2. New Business:

a. Review Annual P&Z budget - 2021 - 2022: Laser provided a Monthly Department Report for the period 7/1/2020 - 12/31/2020 and asked for discussion on increasing the budget and increase of fees. After review of the individual line items and discussion, the following Motions were made: (1) MOTION by Marlowe, seconded by Inconiglios to increase the Special Permit, Change Zoning Map, Change Zoning Reg. Adoption or Amend Subdivision Reg. And Appeal of Zoning enforcement fees from the current fees to \$300.00; approved unanimously. (Laser commented that the building department fees should also be reviewed for potential increase). (2) MOTION by Macchi, seconded by Morrissey to increase the budget line items as follows: (a) increase the zoning enforcement officer line item by \$315.00, which represents an approximate increase of 3% and (b) increase the Consultant/Eng./PI line item to \$5,000.00, which represents a total increase to the budget of \$3,150.00; approved unanimously.

b. Review Proposed Municipal Affordable Housing Plan: Discussion/comments: Committee members should be listed on the website; designed to be a 9-month program; plan needs to be adopted by July, 2022; needs to be reviewed every 5 years; Monthly updates to the Commission by Janell. Discussion regarding zoom meeting postings on the Town website.

c. Progress/Update Village Business Zone Expansion: Discussion regarding results to potential properties becoming non-conforming, map with amended text; vote separately. Tom

Scott advised that three of the properties should not be changed, Town Garage, Hamilton Books and a portion of the Sawmill, as they are zoned light industrial. Janell and Tom to coordinate text changes and zoning differences regarding uses; further discussion at March Regular meeting.

3, ZEO REPORT: Tom Scott, Zoning Enforcement Officer, read his January, 2021 ZEO Monthly Report into the record. Questions/comments/discussion. By consensus, the ZEO Monthly Report of January, 2021 was accepted as presented.

4. Correspondence and Public Comments: Laser reported that he spoke with Greg Bidou regarding his consideration to resign and his term as a Commissioner and Greg will be making a decision within the month. Laser advised that Ted Moy, son-in-law of former Commissioner, Jody Bronson, joined our meeting due to his interest in becoming a Commissioner. Ted confirmed his interest. Laser will circulate his letter of interest to the Commissioners.

5. Old Business: None

6. Any other business to come before the Commission: Janell reported on a CBA Ed. Webinar scheduled for 3/6/2021 from 9:00 a.m. - 4:30 p.m. Laser will forward the material to the Commissioners. Macchi asked Marlowe if he could advise on the terms of the current Commissioners.

7. Adjournment: MOTION by Morrissey, seconded by Rosen, to adjourn the meeting; approved unanimously. Regular Meeting adjourned at 9:02 p.m. by Chairman, Fred Laser.

Respectfully submitted, Alice Macchi, Recording Secretary