PLANNING AND ZONING COMMISSION

TOWN OF CANAAN

FALLS VILLAGE TOWN HALL

108 Main Street, Falls Village, CT 06031

March 25, 2021

Regular Meeting:

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

Chairman Laser called the Regular Meeting to order at 7:03 PM

By consensus, Chairman Laser seated Alternate Member, Ruth Skovron for absent Regular Member, Garret Scavotto and seated Alternate Member, Marc Rosen for absent Regular Member, Greg Marlowe.

Approval of Minutes:

 a. Regular Meeting minutes of February 25, 2021 (via Zoom): MOTION by Inconiglios, seconded byRosen, to approve the Regular Meeting minutes of February 25, 2021, as presented; unanimous.

2. New Business:

Progress/Update Village Business Zone Expansion - Review: Discussion regarding titling of new zone (merging of 2 existing zones (1) Village Residential Zone, and (2) Village Business Zone into one zone) to Village Residential Business Zone. Discussion. Question regarding two properties (Town Garage and Hamilton Books) that are designated in the proposed area that are neither village residential or building zone. Regulation requirements for Village Residential Zone to be added as an additional column in the regulations. Review and discussion regarding revisions to regulations. Village Residential Zone uses allowed with Special Permit: remove: cemetery, facilities/summer camp/music venue associated with a non-profit or philanthropic organization, and expansion of a pre-existing conforming use; add: research and development related activities. Discussion regarding regulation for Air- bnb’s deferred. Changes to Village Business Zone (“VBZ”): Front yard setbacks for changed to 30’; rear yard setbacks changed to 10’; Minimum lot size single family - 20,000 SF; minimum lot size two family - changed to 20,000 SF; minimum lot size does not distinguish between single and two family - 5,000 SF; Minimum frontage single family - 100’; minimum frontage two family - changed to 100’; minimum frontage (does not distinguish between single and two family) - changed to 100’; maximum building coverage in the Village Residential Zone “VRZ” changed to N/A; building height for VRZ & VBZ - 35’ as to both, Accessory building - 25’. VBZ (page 18), Permitted Principal uses by zoning permit; consider B2 - B7, move to Special Permit; C1, remove square footage, B3, add: without drive-through services) if it stays @ permitted by zoning permit. Next meeting: 4/22/2021.

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

4. Correspondence and Public Comments: Communication from Felicia Jones forwarded to Commissioners by Chairman Laser. Laser advised that he attended the webinar regarding mandate of zoning sessions for Commissioners. Discussion regarding legislative updates; updates by Janell. Skovron advised on a webinar she attended and made comment with regard to Affordable Housing.

5. Old Business: None

6. Any other business to come before the Commission: None

7. Adjournment: MOTION by Macchi, seconded by Morrissey, to adjourn the meeting; approved unanimously. Regular Meeting adjourned at 9:23 p.m. by Chairman, Fred Laser.

 Respectfully submitted, Alice Macchi, Recording Secretary

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