

PLANNING AND ZONING COMMISSION
TOWN OF CANAAN
FALLS VILLAGE TOWN HALL
108 Main Street, Falls Village, CT 06031
April 22, 2021

Regular Meeting:

PRESENT: Chairman, Fred Laser, Zoning Enforcement Officer, Tom Scott and Regular Members, John Morrissey, Vincent Inconiglios, Alice Macchi, Greg Marlowe and Garret Scavotto and Alternate Members, Marc Rosen and Ruth Skovron. Absent, Regular Member, Greg Bidou. Also Present: Henry Todd, First Selectman to initiate the zoom meeting, Janell Mullen, Host, Emily Bronson, Christopher Peak, Head of Projects for Better Place Forests and Lon Loudermilk, also on behalf of Better Place Forests.

Chairman Laser called the Regular Meeting to order at 7:05 PM

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

Approval of Minutes:

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

2. New Business:

- A. Review Better Place Forests zoning permit for events: Presentation by Lon Loudermilk on behalf of Better Place Forests regarding the planning of a reservation-based Open House event for customers and guests to visit the conservation memorial forest, 300 Music Mountain Road, for two temporary events scheduled for this year, with tentative dates of June 12-June 20 and October 2-October 10. Presentation, with site plan, included inquiry and information for entry signage, site access, parking and driveway, temporary deck and tent, lighting, portable restrooms, temporary utilities, site storage, and path work. It was so advised that signage regulation allows for a 10-square foot limit; anything greater would need to go to Zoning Board of Appeals. Discussion regarding installation of an agricultural-type gate at the entrance, adding (10) parking spaces along the existing drive, adding a new driveway to complete a one-way loop, minimum width requirement for driveway (15'); notice to neighbors (Tom & Colleen Vigeant). Janell cautioned on location of sign at driveway entrance, also communicate with Town Building Official and connect with Torrington Area Health District for covered portable restroom facility; inquiry regarding traffic control (as a courtesy not a requirement); comment regarding low impact of trail work to enlarge existing trails of a like-kind to what currently exists.

- B. Review Residential Compound zoning requirements: Emily Bronson asked for clarification on residential compound regulation, section 2.2. Permitted Principal Uses, .6 Multiple detached single-family dwellings on one parcel (a residential compound), no more than 4 dwellings proposed; 5x the land area for the number of units proposed; dwellings served by one driveway, land being capable of being subdivided in the future in compliance with zoning and subdivision regulations; and permanent provision for the preservation of open space and the protection of natural features. Bronson inquired on a hypothetical purchase of 10 acres with 2 dwellings in the mountain residential zone. Discussion regarding clarity on language and Commission interpretation. Language determined to be unclear. Review of compound regulation in other Towns. Janell will do research and statutory guidelines for Commission interpretation of Regulation 2.2.6. Further discussion regarding boundary line adjustment and various other options for land-locked parcel.
- C. Proposed Village Residential Business Zone update: Handout prepared by Janell outlining proposal, procedure, proposal to broaden business and mixed-use along Route 7, along Main Street and within areas surrounding the Village Center, uses allowed in the new zone, dimensional requirements in new zone, location, and informational session planned, including a list of affected properties. Chairman Laser commented on the nice format. (Page 18, tabled to next meeting - 5/27; Special meeting (1hr.) to be held May 20, 2021 at 6:30 p.m.)

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

4. Correspondence and Public Comments: N/A

5. Old Business: None

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

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

Respectfully submitted, Alice Macchi, Recording Secretary