

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

Regular Meeting:

PRESENT: Chairman, Fred Laser, Zoning Enforcement Officer, Tom Scott and Regular Members, Vincent Inconiglios, Alice Macchi, Ted Moy, and Alternate Members, Marc Rosen and Ruth Skovron. Absent, Regular Members, Garret Scavotto and Greg Marlowe. Also present: First Selectman, Henry Todd, Planning Consultant, Janell Mullen, and members of the community: Kathy Clark, Kyle Wilkinson, Noelle LaMunier, Daly Reville, Colter Rule and Clifton Jaeger.

Chairman Laser called the Regular Meeting to order at 7:07 PM

By consensus, Chairman Laser seated Alternate Member, Marc Rosen for absent Regular Member, John Morrissey and seated Alternate member, Ruth Skovron for absent Regular Member, Garret Scavotto.

Approval of Minutes:

a. Regular Meeting minutes of September 23, 2021: MOTION by Macchi, seconded by Inconiglios to approve the Regular Meeting minutes of September 23, 2021, as presented; unanimous.

2. New Business:

- A. Review possible Moratorium on Recreational Cannabis; Overview by Janell; discussion regarding text amendments which provides for a stop-gap (pause) on any establishment license (retail or manufacturing) to open the application process. Janell advised that applications are not yet available in Connecticut. Janell explained that a moratorium would allow time for a re-write of the regulations. The Town can be prohibitive and limit the hours of operation, signage and location, etc. The State will be giving priority to those less fortunate Towns and applications in the first round will be limited. Further, in towns with populations under 5,000, only 1 license will be allowed to a retailer and one to a grower (a grow is not considered agricultural by the Dept. of Consumer Protection).
- B. Status of 107 Main Street application: Kyle Wilkinson attended on behalf of the Falls Village Cafe. Chairman Laser explained that a Special Permit would be required for the change of use at 107 Main Street and noted the landlord and tenant would be co-applicants. ZEO Scott advised that a Special Permit hearing would be required but noted that the current application was incomplete. ZEO Scott referenced pages 72-74 of the Regulations and referenced the requirement for a site plan (sketch) showing the configuration (interior and exterior) of the leased property (107 Main St.). Questions &

Comments. Discussion regarding pending receipt of a completed application and the scheduling of a tentative public hearing to be scheduled for November 18, 2021 at 6:30 p.m. for the Special Permit application for the business being conducted in a municipal building, in accordance with the regulations (page 9). Discussion. It was so noted for future purposes that the Chairman should notify the building official to sign-off on the certificate of compliance. MOTION by Macchi, seconded by Inconiglios to set a tentative public hearing date of November 18, 2021 at 6:30 p.m. regarding the Special Permit application of the Falls Village Cafe for the business conducted at 107 Main Street, condition upon a receiving a complete application by November 4, 2021; unanimous.

- C. Website Update and Redesign - Content Review and Next Steps: updated by Ted Moy; discussion regarding proposal.
- D. Update on the Village Residential Business Zone Regulation amendment - calendar target dates; Laser advised on postcard amendments and timeline and information being posted to the website in December.
- E. Update on the affordable housing plan process: Overview by Mullen; for review at a future P&Z Regular meeting.

3. ZEO REPORT: Tom Scott, Zoning Enforcement Officer, announced his resignation as Zoning Enforcement Officer; effective October 31, 2021. MOTION by Macchi, seconded by Inconiglios to accept the resignation of Tom Scott, effective as of October 31, 2021; unanimous. THANK YOU TOM! MOTION by Moy, seconded by Inconiglios to recommend to the Board of Selectmen the hiring and appointment of Janell Mullen to act as interim Zoning Enforcement Officer; unanimous. The ZEO read his October, 2021 ZEO Monthly Report into the record. Questions/comments/discussion. By consensus, the ZEO Report of October 2021, was accepted.

4. Correspondence and Public Comments: Correspondence and P/C from Daly Reville asking the P&Z Commission to recommend to the Board of Selectmen to put forth a request to the DOH that State funding be extended for 6 months so that the Falls Village Affordable Housing Task Team could continue working on the Plan until June 22, 2022. Laser advised that such a recommendation would not be appropriate coming from the Planning & Zoning Commission, as the commission has no association with the Town appointed Task Team and its duties. Discussion: IHZ: Administrative responsibilities of the Planning & Zoning Commission. Laser advised that a Town meeting would be required at the time a building permit application was submitted. Laser explained that the Commission would hire a professional to oversee the administrative duties or the responsibilities could be moved to the Board of Selectmen. Laser commented that the application would need to meet the regulations, including a completion bond so that the project would be completed by the bonding agency if there was a problem with completion of the project. Laser explained further that the Commission does not have the expertise or staffing to handle such administrative duties (refer to page 36 of the regulations). P/C by Colter Rule regarding the IHZ approval and change of zoning in 2013 and asked that it be reconsidered and questioned the validity of the zone. It was questioned if the annual renewal had been re-applied for in 2021 and H. Todd advised that it had. P/C by Kathy Clark regarding

the financial position of the Falls Village Housing Trust and its ability to stand on its own from an operational aspect.

5. Old Business: None

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

7. Adjournment: MOTION by Inconiglios, seconded by Skovron, to adjourn the meeting; approved unanimously. Regular Meeting adjourned at 9:09 p.m. by Chairman, Fred Laser.

Respectfully submitted, Alice Macchi, Recording Secretary