

PLANNING & ZONING COMMISSION  
TOWN OF CANAAN  
FALLS VILLAGE TOWN HALL  
108 Main Street, Falls Village, CT. 06031  
December 9, 2021 @ following Public Hearing

Special Meeting:

Present: Chairman, Fred Laser, Interim Zoning Enforcement Officer, Janell Mullen, and Regular Members, Vincent Inconiglios, Ted Moy, Greg Marlowe, John Morrissey, Garrett Scavotto and Alice Macchi. Also Present, Alternate Member, Ruth Skovron. Also Present: Henry Todd, First Selectman. Absent: Alternate Member, Marc Rosen.

Also Present (members of the community): Applicant, Adam Sarosi on behalf of Falls Village Cafe, Tom Scott, Betsy Howie, Daly Reville, Philip Scheller, Lonnie Carter, Ruth Epstein, Diane Chinatti, William Betts, Peter Jensen, Bill Beebe, David Barger on behalf of the Town of Canaan, Patrick Sullivan, Doug Cohn, Jandi Hanna, Gail Allyn and Kyle Wilkinson.

Chairman Laser called the Special Meeting to order at 7:15 p.m. Review of Special Permit application. Questions/comments. Commissioner Marlowe opened discussion regarding the remedy of community concerns, bear-proofing of receptacles, grease issues and commented that the opening of a new restaurant business as being a learning process. Marlowe commented further that he would like to make screening of the receptacles a condition of approval and feels the ventilation should also be taken care of to address the odor concern.

Chairman Laser opened discussion regarding parking concerns. Laser commented on 1 parking space per 2 seats, which would equate to 28 parking spaces. Discussion regarding parking at Lee Kellogg School, as viable parking spaces. Further comment that there is sufficient parking throughout the Village District. Laser further commented that he would be meeting with George Johanssen to discuss parking. Macchi commented that certain conditions may not be under the purview of the Planning and Zoning Commission and that any conditions to be imposed should be evaluated accordingly. Further comment on certain changes and requirements/approvals from interdepartmental and inter-agencies, in conjunction with the Board of Selectmen.

AGENDA:

1. New Business: a. Review Special Permit Application 107 Main Street, Falls Village Cafe: MOTION by Greg Marlowe, seconded by John Morrissey to approve the Special Permit Application of the Town of Canaan and Falls Village Cafe, LLC for a restaurant use at the Municipal Building located at 107 Main Street, Falls Village in the Town of Canaan, condition upon the installation of screening of the trash receptacles, and further with a recommendation to address the concerns of the citizens, for improvements to be made to the exhaust fan venting system, with a timeline for completion by April 15, 2022, subject to the availability of services; unanimously approved by individual vote.

Adjournment: MOTION by Marlowe, seconded by Scavotto to adjourn the meeting; approved unanimously. Special Meeting adjourned at 7:43 by Chairman, Fred Laser.

Respectfully submitted, Alice Macchi, Recording Secretary