

TOWN OF CANAAN
FALLS VILLAGE TOWN HALL
108 Main Street, Falls Village, CT. 06031
January 27, 2022

Regular Meeting:

Present: Chairman, Fred Laser, Zoning Enforcement Officer, Janell Mullen, and Regular Members, Vincent Inconiglios, Greg Marlowe, John Morrissey, Ted Moy, Garrett Scavotto, and Alice Macchi and Alternate Members, Marc Rosen and Ruth Skovron. Also Present: Patrick Sullivan, Reporter.

Chairman Laser called the Regular Meeting to order at 7:02 p.m.

AGENDA:

1. Approval of Minutes: a. P&Z Regular Meeting minutes - December 16, 2021: **MOTION** by Scavotto, seconded by Inconiglios to approve the Regular Meeting minutes of December 16, 2021, as presented; unanimous; b. P&Z Public Hearing minutes - December 16, 2021: **MOTION** by Scavotto, seconded by Morrissey to approve the Public Hearing minutes of December 16, 2021, as presented; unanimous.
2. New Business: a. Budget 2022: remove line item Clerical Expenses; reduce Attorney line item to \$1,000.00, increase Consultant/Eng./Pl. line item to \$6,000.00, increase postage line item to \$250.00. **MOTION** by Scavotto, seconded by Moy to approve the 2022-2023 budget, per the foregoing; Unanimous; b. Zoning Complaint Form; review of revised zoning complaint form, as revised by ZEO, discussion regarding complaints and providing for anonymous, new form provides for form fields, removal of "Please note, anonymous complaints shall not be given priority" make "zoning enforcement officer" consistent throughout the form; revise form as per discussion; Ted Moy referenced Google forms tool form builder, creation of fillable forms using the tool, Janell has been added as an authorized user which allows her privileges to the physical forms as well as the fillable forms, making the update process easier; c. Timeline of P&Z Priorities: Village Residential Business Zone, it was noted that most of the work has been completed, and the following needs to occur, take changes public, send mailers and set public hearing, discussion regarding pros and cons of holding an in-person meeting v having a zoom meeting. Janell will draft a power-point and visual presentation for the Commission to review, informational zoom meeting to be set for April; Accessory Dwelling Units (PA 21-29), discussion regarding attached and detached accessory dwellings and discussion regarding state regulation for it to occur by right or the option of keeping the current accessory department regulation, discussion regarding differences between our regulations and State regulations. Commissioners to review page 13 of our regulations and then a decision is to be made, with a decision deadline date of 1/1/2023, requirement being opting-out is a public hearing requirement by P&Z, followed by a Board of Selectmen vote; consideration of "softening" our accessory apartment

regulations to make the process easier; Regulation Re-write, presented in October, reviewed in November, Janell advised that the process would be to send to the Selectmen for approval, then to Board of Finance for approval and then to Town meeting. Chairman Laser commented that per Linda Paviol, there is \$38,000.00 for the Plan Of Conservation and Development, which could also be used for the zoning re-write. The re-write provides for Introduction, Objective, Scope of Work, Timeline and Budget. Discussion. **MOTION** by Inconiglios, seconded by Morrissey to approve the submission of the Town of Falls Village Zoning Regulations Updates and Revisions, dated January 27, 2022 to the Board of Selectmen for presentation at Town meeting; all in favor - unanimous.

3. ZEO Report: Mullen presented her January Zoning Report (permits issued, zoning inquiries, public notices and communication policy). Questions/comments/discussion. By **consensus**, the January ZEO Report was accepted as presented.
4. Correspondence and Public Comments: None
5. Old Business: None
6. Any other business to come before the Commission: Comment by Inconiglios regarding town chatter pertaining to the old Fire House. Discussion; Comments by Macchi and Marlowe. In conclusion, the P&Z Commission is to assist and collaborate action with the Board of Selectmen regarding the old Fire House property.
7. Adjournment: **MOTION** by Inconiglios, seconded by Marlowe, to adjourn the meeting; approved unanimously. Chairman Laser adjourned the Regular meeting at 9:25 pm.

Respectfully submitted, Alice Macchi, Recording Secretary