

PLANNING & ZONING COMMISSION
TOWN OF CANAAN
FALLS VILLAGE TOWN HALL
108 Main Street, Falls Village, CT. 06031
December 16, 2021

Regular Meeting:

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

Chairman Laser called the Regular Meeting to order at 7:04 p.m.

Agenda Addition: MOTION by Macchi, seconded. By Scavotto to make the following agenda addition under Approval of Minutes: c. P&Z Public Hearing Minutes - December 9, 2021 & P&Z Special Meeting Minutes - December 9, 2021; unanimous. By consensus, Chairman Laser seated Alternate Member, Marc Rosen for Regular Member, Greg Marlowe.

AGENDA:

1. Approval of Minutes: a. P&Z Public Hearing minutes -November 18, 2021: MOTION by Macchi, seconded by Rosen to approve the Public Hearing minutes of November 18, 2021, as presented; unanimous; b. P&Z Regular Meeting minutes - November 18, 2021: MOTION by Scavotto, seconded by Rosen to approve the Regular Meeting minutes of November 18, 2021, as presented; unanimous; c. P&Z Public Hearing Minutes - December 9, 2021 & P&Z Special Meeting Minutes - December 9, 2021; MOTION by Scavotto, seconded by Rosen to approve the Public Hearing minutes of December 9, 2021, as presented; unanimous; MOTION by Scavotto, seconded by Rosen to approve the Special Meeting minutes of December 9, 2021, as presented; unanimous.
2. New Business: a. Review Special Permit Application, Century Aggregates: Mullen confirmed receipt of completed application, payment and communication to abutters, site plan and cert/rrr receipts received. Moy inquired as the reason for the annual special permit application by Century Aggregates. Laser provided an explanation referencing operation issues by former owner, Red Wing, which resulted in the forming of a neighborhood committee, "Concerned Citizens" and advised of a judgment by the Court imposing requirements for the Town Planning and Zoning Commission to oversee the Plan of Operation on an annual basis. Laser further commented that Marlowe has greatly improved the quality of operation and gained the confidence of the "Concerned Citizens" committee as well as the Planning & Zoning Commission. MOTION by Moy, seconded by Inconiglios to approve the Special Permit Renewal for Century Aggregates Plan of Operation 2022 for continued operation; approved unanimously by individual vote. b. P&Z Meeting calendar schedule for 2022: Mullen provided a handout,

"Meeting Dates 2022" and commented that monthly meetings will be held on the 4th Thursday of the month except for the months of November and December (Thanksgiving and Christmas holidays) and August (no meeting to be held); all updates and corrections will be handled by Mullen.

3. ZEO Report: Mullen presented her December Zoning Report (permits issued, zoning inquiries, public notices and communication policy). Questions/comments/discussion. Janell will prepare an official zoning complaint form for the January meeting. Janell will revise the zoning application and will coordinate revisions with Linda Paviol and the Town building official, which form will include information on other Town requirements and agencies.

4. Correspondence and Public Comments: Laser advised that he had a conversation with Judy Jacobs regarding the Historic District status. Judy volunteered to do a presentation. P&Z will incorporate such Historic District rules, regulations and requirements into the regulations at the time the regulations are revised. Discussion regarding Historic District regulation and another layer of regulation (use v aesthetics). Laser advised that he would invite Judy to a regular meeting centered around regulation review and changes.

Question by Tom Scott: Scott advised that the zoning permit application is referenced in the regulations but is not a part of the regulations.

5. Old Business: None

6. Any other business to come before the Commission: Laser advised that starting with the January, 2022 meeting, meetings will be held via zoom. Laser also advised that we need to start the budget process in January, noting that we would need additional funds for the upcoming (2023) Plan Of Conservation and Development.

7. Adjournment: MOTION by Moy, seconded by Scavotto, to adjourn the meeting; approved unanimously. Chairman Laser adjourned the Regular meeting at 7:59 pm.

Respectfully submitted, Alice Macchi, Recording Secretary