

TOWN OF CANAAN
FALLS VILLAGE TOWN HALL
108 Main Street, Falls Village, CT. 06031
February 24, 2022, via zoom

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. Absent: Regular Member, Greg Marlowe. Also Present: Tom Scott, Colter Rule, Doug Cohn, Kathy.

Chairman Laser called the Regular Meeting to order at 7:01 p.m.

AGENDA:

1. Approval of Minutes: a. P&Z Regular Meeting minutes - January 27, 2022, 2021: **MOTION** by Inconiglios, seconded by Scavotto to approve the Regular Meeting minutes of January 27, 2022, as presented; unanimous.
2. New Business: a. Calendar of dates for Village Business Residential Zone informational Meeting and subsequent Public Hearing: discussion regarding scheduling of informational meeting before a regular meeting, followed by a Public Hearing: Informational Meeting: 4/28/2022, 6:30 - 7:00 pm. Discussion regarding time limit and clear structure. Meeting in May, May 26, 2022, 6:00 - 7:00 pm, Q&A of questions submitted in advance. 2b: Discussion involving the format of upcoming meetings including the Village Business Residential Zone informational presentation and format for community-wide communication including a postcard-mailer and information to be uploaded to the Town's website involving this proposed map/text amendment & Timeline of addressing accessory apartments in response to recent legislation (PA21-29): Format; remote or in person? TBD at March, 2022 Regular meeting. Discussion regarding enhancing and emphasizing "Falls Village". Discussion regarding consistent postcard-mailing to all residents; Janell to speak to Linda Paviol, Janell to provide an update at the March meeting; materials to be posted to the website. 2c. Discussion; decision tabled to next meeting. 2d. Review zoning issues in re 35 Railroad Street, Old Firehouse: Discussion regarding A-2 survey, first cut? Parking lots are accessory to a building; easement to the FV Inn, complicating factors, septic system to be located in the parking lot, change of use, TAHD approval of septic system, removal of encroachment (reference to Town Clerk Map No. 678). Suggestion by Macchi that the Town do it's due diligence regarding title search and TAHD records that could be provided to potential buyers. Further discussion regarding F.V. Firehouse, adverse possession case; coordination with Selectmen, regulation points to be addressed by sub-committee. Sub-committee members: Janell, John Morrissey and Vincent Inconiglios.

3. ZEO Report: Mullen presented her February Zoning Report:
Questions/comments/discussion. By **consensus**, the February ZEO Report was accepted as presented.
4. Correspondence and Public Comments: Chairman Laser read a communication of February 22, 2022 from Daly Reville into the record regarding a request for a CT DOT study regarding intersection of Rt. 126 and Rt. 7, the blind entrance at Kellogg Road and Route 7 and the blind intersection at Beebe Hill Road and Route 7. Discussion. Laser recommended that the communication be moved to the Board of Selectmen for action. Chairman Laser advised on a communication from Kyle Wilkinson regarding an opportunity and consideration of becoming a solar-friendly Town with reference to a Solsmart program. Wilkinson was seeking 2 members from P&Z to join the Team. Commissioners Macchi and Skovron volunteered to be on the Team. Further comments by Wilkinson regarding the Town being certified (levels of certification available) and being solar-forward. Further comments and discussion included review of P&Z regulation for comparison to limited requirements for the various levels of certification, concern for solar panels that remain in place after they have reached the end of their life and no longer work. Public Comment: Colter Rule. Comment regarding P&Z regulations being brought current to State statutes and needs for revisions due to current realities, certain definitions require further clarification, desire to make the format more user-friendly and comment regarding favoring of changes to the IHz regulations.
5. Old Business: None
6. Any other business to come before the Commission: Laser advised on a communication from Greg Marlowe regarding a communication from Laura Werntz expressing criticism on the handling of the Affordable Housing Task Force project that was run by Janell Mullen. Marlowe requested a letter of support on behalf of Mullen, noting that the tone and content of the communication were inappropriate. Discussion. Laser, Inconiglios and Marlowe to draft a letter of support.
7. Adjournment: **MOTION** by Morrissey, seconded by Scavotto, to adjourn the meeting; approved unanimously. Chairman Laser adjourned the Regular meeting at 8:48 pm.

Respectfully submitted, Alice Macchi, Recording Secretary