

TOWN OF CANAAN  
FALLS VILLAGE TOWN HALL  
108 Main Street, Falls Village, CT. 06031  
May 5, 2022, via zoom

Special Meeting (Reschedule of April Regular Meeting):

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

Chairman Laser called the Regular Meeting to order at 7:05 p.m.

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

AGENDA:

1. Approval of Minutes: a. P&Z Regular Meeting minutes - March 24, 2022: **MOTION** by Marlowe, seconded by Skovron to approve the Regular Meeting minutes of March 24, 2022, as presented; unanimous. b. P&Z Special Meeting Minutes - April 22, 2022: **MOTION** by Inconiglios, seconded by Macchi to approve the Special Meeting Minutes of April 22, 2022, as presented; unanimous.
2. New Business: a. Review Resolution by Falls Village, Canaan Historical Society - Judy Jacobs: Presentation by Judy Jacobs looking to encourage getting the Historic District active, there's been no attention or enforcement and no commission has ever been formed. Jacobs advised that she is looking into be proactive and has concern over losing designation. Jacobs advised on a Resolution from the Canaan Board of Selectmen (copy provided). It was determined that a Town meeting would be necessary but the recommendation was that she speak to Planning & Zoning. Further discussion regarding inclusion on the Town building official route sheet. Judy advised on the Historic District (top of Beebe Hill where the schoolhouse is, down the road, down Railroad Street, down to the power plant, up Warren Turnpike to the Chinatti house, all side streets in the center of Town and Bunny Williams house) and the designated houses as well as those houses not in the District that hold national designation. Discussion regarding including the historic district map in the zoning regulation re-write. Discussion regarding how to set up? Discussion regarding establishing historic district rules and regulations, the state guidelines is a good resource as well as reviewing rules and regulations from the Towns of Salisbury and Sharon as a model and tailor to the Town of Canaan, as well as selecting members to form a Commission which should be appointed by the Selectmen. Discussion regarding incorporation of the Historic District into the P&Z new Plan Of Conservation and Development. Question regarding form of relief from rules and regulations? Discussion/ideas/thoughts. Discussion regarding sidewalks to the post

office; cost analysis. b. Update on VBRZ presentation and website information: on-hold, pending financing. Issues, postcard post-office standard not met; post on website for the VBRZ. Discussion regarding approach on timeline for opt-out, historic downtown, revisions of regulations. c. Procedure for Opt-Out of Public Act 21-29 with respect to Accessory Apartments. d. Schedule of Public Hearing - June 23, 2022 at 6:00 pm for Opt-Out of the accessory dwelling unit provisions of Public Act 21-29. e. Schedule of Affordable Housing Informational public meeting, to be held June 2nd at 7:00 pm, Jocelyn Ayers and Ruth Skovron - see below. f. Update on BOF Budget Requests: budget requests and clarification of requests: (1) \$18,000.00 in reserve fund for rewrite of regulations, (2) transfer of funds from budget legal line item to consultant line item in the amount of \$2,000.00, and (3) an allocation of \$3,500.00 is needed to cover consulting charges, a portion of which could be allocated from other budget line items. Further, the Commission will seek an increase to the 2022-2023 budget of an additional \$15,000.00 to the consulting line item due to increased activity regarding cannabis, state mandates and an increase of the zoning line item to \$12,000.00, which would also provide for flexibility to bring in consultants as needed. Such budget increases would be a continuing line-item for future P&Z budgets. Discussion regarding an ask of the Board of Finance to reconsider its approach to transferring funds from unexpended line items within the budget. Question regarding funds in the reserve account for the POCD? Discussion regarding bids for the POCD. Chairman Laser advised that the reserve account has approximately \$36,000.00 to be used for the POCD and/or regulation re-writes. Discussion. It was so noted that the Special Meeting of 6/2/22 needs to be canceled and a new date be set, due to a public meeting scheduled for June 2 at 7:00 pm (Jocelyn Ayer, head of Litchfield County's Center for Housing Opportunity, Tracy Atwood, Vice President of the Falls Village Housing Trust and Kyle Wilkinson, President of the Falls Village Community Development Corporation) to update the Commission on Affordable Housing progress/plans. **MOTION** by Marlowe, seconded by Moy, to reschedule the May Regular meeting that was to be held June 2, 2022 at 7:00 p.m. as a Special Meeting to be rescheduled as a Special Meeting to be held May 25, 2022 at 7:00 pm. Discussion regarding Cannabis Moratorium to allow time for a rewrite of the regulations, as previously discussed at the October 28, 2021 regular meeting.

3. ZEO Report (copy attached)- Janell Mullen, ZEO: Mullen presented her Zoning Report: Questions/comments/discussion. Discussion regarding junkyards and discussion regarding fencing and plantings for screening. By **consensus**, the ZEO Report was accepted as presented.

4. Correspondence and Public Comments: Daly Reville expressed her opinion that the committee members from the Affordable Housing Task Force should be included in the June 2, 2022 meeting. Discussion regarding the Report that was submitted by the Task Force. Discussion regarding the dis-assembly of the Task Force. Judy Jacobs referenced the letter of March 14, 2022 from the Planning & Zoning Commission to the Board of Selectmen regarding 35 Railroad Street which made reference to an informal access through 35 Railroad Street onto 33 Railroad Street (the Falls Village Inn property) observed to be a common practice and indicated a further reference that a formal easement could better manage and legitimize the use of the land by its neighbor(s); asking why it was not more inclusive to include Jacobs Garage

and the Package Store? Janell Mullen explained the letter was not meant to leave out these other businesses but was written to include only the direct abutter.

5. Old Business: None

6. Any other business to come before the Commission: Status update for concern for Route 7 and Route 126 intersection, formerly recommended to Board of Selectmen. It was so noted that the Board of Selectmen referred the concern to the NWCOG for connection with DOT.

7. Adjournment: **MOTION** by Marlowe, seconded by Moy, to adjourn the meeting; approved unanimously. Chairman Laser adjourned the Regular meeting at 9:15 pm.

Respectfully submitted, Alice Macchi, Recording Secretary