

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

Regular Meeting, Thursday, June 22, 2023, to immediately follow the Public Hearing

Present: Chairman, Fred Laser, ZEO, Janell Mullen and Regular Members, Greg Marlowe, Vincent Inconiglios, Doug Cohn, Stephen Koshland and Ruth Skovron. Absent: Regular Members, Ted Moy and Garrett Scavotto. Also absent, Alternate Member, Marc Rosen.  
Others Present: Tom Scott, Jack Scott, Matthew Macchi, Glen Chalder, Daly Reville and Recording Secretary, Alice Macchi.

Chairman Laser called the Regular Meeting to order at 7:28 p.m.

**AGENDA:**

1. Call to Order & Approval of the Minutes: Regular Meeting Minutes of May 25, 2023:

**MOTION by Marlowe, seconded by Inconiglios to approve the Regular Meeting Minutes of May 25, 2023; approved unanimously.**

2. Public Comments: Daly Reville commented that the POCD Draft should be posted on the Town website, as well as being easily accessed on the Town website.

3. New Business:

27 Kellogg Road – Special Exception Application for a home-based business. – Commission to receive Application on June 22<sup>nd</sup> and to set Public Hearing. Special Exception Application of Jonathan Scott for construction of a new building to house all current and future operations of Housatonic Racing Development, LLC, to be located on property at 27 Kellogg Road, property owned by Thomas Scott, on approximately one-acre of the 7.12-acre parcel, located at the extreme northwest of the property. Jack Scott gave reference to his website: Drivehrd.com. A public hearing was set for July 20, 2023 at 5:00 p.m. (Special Meeting).

4. Old Business:

- (a) 104 Belden Street – Commission discussion to following Public Hearing and possible decision. The Public Hearing was continued to July 27, 2023 at 6:30 p.m.
- (b) POCD Update: Chalder referenced the “First Draft – May 2023” previously provided and offered options as to how to handle the review process. Questions/comments/discussion. Marlowe commented that he had made the suggestion during the Board of Selectman and Board of Finance meetings of repurposing of the Town Garage lot for affordable housing. Comments from Inconiglios regarding feasibility study, broad-based concept and inclusion of timelines. Comments from Skovron regarding notes as to the POCD Draft (i.e. fiber optics information incorrectly stated, add reference to LCCHO (Litchfield County Center for Housing Opportunity) and other inaccuracies; Ruth will send her comments to Glen and will cc the Commissioners. Regarding the process, it can be a page-by-page review, if that is what the Commission feels best. Discussion regarding timeline and best use and refining of the POCD to share with the community. Glen commented on the 65-day notice period to adopt. It was decided that all Commissioners should give a more thorough review of the Draft sent by Chalder and all comments should be sent directly to Glen, with all Commissioners to be cc’d on the emails. A deadline of 6/29 was determined for sending comments to Glen. Discussion regarding the setting of a Special Meeting to meet with Glen for further review of the POCD. Glen and Janell will check their schedules and provide dates (possibly through the Doodle App). Further discussion regarding a public informational meeting and/or a process; by consensus, both a public information meeting and process to occur, to include a timeline.

Public Comment: Daly Reville asked that Downtown parking issues be addressed in the POCD.

- (c) Old Firehouse update: Update from Greg Marlowe. RFP packet released and Janell has been receiving questions. Marlowe commented on one more meeting of the sub-committee and commented on community feedback. It was noted that members of the community felt the sub-committee had already a candidate in mind to be chosen for the purchase of the firehouse. It was discussed that the Chair should address this misconception. Marlowe also advised that there has been progress on making the property a conforming lot and indicated an agreement, in principle, with the Falls Village Inn, as a sidebar. Marlowe further noted that today ends the RFP question period. The next meeting of the sub-committee is set for June 28, 2023 at noon and the questions received by Janell will be addressed at that time.
  - (d) Next steps with Historic District Committee: As previously advised, the Commission will be comprised of up to five regular and three alternate members. Also as previously reported, the *Next Steps for the Planning & Zoning Commission*, the ZEO's recommendation be that the Falls Village (Canaan) P&Z move to recommend that the Board of Selectmen appoint a study committee for the purposes of fulfilling the requirement statutory steps for establishing a Historic District Commission with the village center, which was unanimously approved at the prior month's Regular meeting.
- 5. Zoning Agent's Report: Mullen presented her Zoning Report (attached), which covers zoning permits issued, zoning inquiries, zoning complaints/potential violations and training opportunities as well as public ads run for public hearings. Questions/comments/discussion. By consensus, the ZEO Report was accepted as presented.
  - 6. Public Comments & Official Correspondence: Chairman Laser advised that he received a communication from Garrett Scavotto giving his resignation as a Regular Member of the Commission. Commissioner Koshland introduced Matthew Macchi as a member of the community noting his presence at the Public Hearing as well as the Regular Meeting, as he would like to be considered for any openings as a member of the Commission. MOTION by Marlowe, seconded by Skovron to grant Koshland authority to send a sponsorship letter to the Board of Selectmen asking that Matthew Macchi replace Garrett Scavotto as a Regular Member of the Planning & Zoning Commission and assume the remaining term of Garrett Scavotto; approved unanimously.
  - 7. Any other business to come before the Commission: None
  - 8. Adjournment: **MOTION by Marlowe, seconded by Inconiglios, to adjourn the Meeting; approved unanimously.** Chairman Laser adjourned the Regular Meeting at 8:35 pm.

Respectfully submitted, Alice Macchi, Recording Secretary

## ZONING REPORT

Town of Canaan (Falls Village) Planning and Zoning Commission | 108  
Main Street | Falls Village, CT 06031

Issued during Regular Meeting on June 22, 2023

### Zoning permits issued:

1. 50 River Road - new single family dwelling
2. 46 Johnson Road - in-ground pool
3. 40 Under Mountain Road - in-ground pool, addition, and deck
4. 40 Stein Lane - deck
5. 5 Route 7 N - lean-to shed attached to barn

### Zoning Inquiries:

1. 175 Route 7N - Questions from design firm inquiring about possible expansion of the existing building, setbacks, zoning, mixed use potential. Property is located in the rural business zone.
2. 259 Rt 63 - Title searcher inquiry regarding zoning compliance.
3. Amy Road (Map 17, Lot 61) - Title search inquiry regarding zoning compliance.

### Zoning Complaints/Potential Violations:

1. 175 Route 7N - complaint regarding stockpiling and bright lighting

### Training Opportunities:

1. UConn Clear resources online: <https://clear.uconn.edu/ua/basic/>.
2. Zizka's "What's Legally Required"

### Public Ads:

Notice of public hearing regarding 104 Belden Street published (2x)

\*\*Please use [planningandzoning@caanaanfallsvillage.org](mailto:planningandzoning@caanaanfallsvillage.org) as my address email for all functions associated with Planning and Zoning and the Town of Falls Village.\*\*

Respectfully submitted,  
Janell M. Mullen, Planning Consultant