

Planning & Zoning Commission
Town of Canaan
Falls Village Town Hall
108 Main Street, Falls Village, CT 06031
July 27, 2023, 6:30 p.m.

Continuation of Public Hearing: 104 Belden Street – Special Exception Application for a home-based business involving the processing of firewood (Public hearing having been continued from 6/22; application received on 5/25) (Applicant, Timothy Wolf).

ATTENDANCE: Vice Chairman, Stephen Koshland, Zoning Enforcement Officer, Janell Mullen, Regular Members: Greg Marlowe, Vincent Inconiglios, Doug Cohn, Ted Moy, Matthew Macchi and Ruth Skovron. Also Present: Alternate Member, Marc Rosen. Absent, Chairman, Fred Laser.

Others Present: Tim, Wolf, Chiara Pecora, Sabrina Angot, Jeffrey Vadney, Ginnie Harris, Ken Harper, Joe Fragale, Philip Scheller, Diane Stevens, James Gillespie, Daly Reville, Scott Belter, Tom Scott, Jonathan Scott, Linda Erwin and Recording Secretary, Alice Macchi.

Vice Chairman Koshland called the Public Hearing to order at 6:32 p.m.

The Applicant was asked if he had any updates to share with the Commission. Wolf advised that no changes were made but commented on hours of operation being limited to 7 am -5 pm Monday through Friday and 2 Saturdays a month, with the same hours of operation on Saturday. Vice Chairman Koshland asked for any questions from the Commission before opening up the hearing to public comment.

Public Comment:

Chiara Pecora/107 Belden St. (directly across the street), asking for clarification on machinery to be used during the proposed hours of 7:00 a.m. – 5:00 p.m., what machinery, splitting, loading?

Commissioner Vincent Inconiglios inquired as to other options to conduct business at an alternate location to which Tim advised he had not investigated but renting at an alternate location basically defeated the purpose of any earnings gained from the sale of the wood. Wolf clarified that he would not necessarily be conducting business daily and two Saturdays per month from the hours of 7:00 a.m. – 5:00 a.m. but if the opportunity arose, based on his work schedule, those would be the hours he was proposing.

Janell Mullen advised that Special Exceptions run with the land and are not specific to the homeowner.

It was noted that the time spent was the biggest concern of the neighbors.

Daly Reville – inquired as to the splitting activity noise decimal level? Daly commented that the noise factor was very intruding and expressed concern over habitation by neighbors.

Ginnie Harris/120 Belden Street (lives north of Tim) commented that the noise was unbearable. Ginnie commented further that the log splitter noise was very loud and that she is home most days and finds the noise is a real problem for her enjoyment of her property.

Diane Stevens/96 Belden Street (lives a few doors away), moved from New York City to the country for peace and quiet and finds the noise to be unbearable. Diane said she feels disappointed and inquired if the activity could be moved to another location on Tim's property.

Linda Erwin made suggestion that the Applicant consider buying an electric splitter, which are far less noisy than diesel splitters.

Joe Fragale (next door neighbor to Applicant) commented that the noise factor is a definite issue.

Chira Pecora/107 Belden St. – addressed the commented as to retirement in peace and quiet and responded that young people are still trying to earn some extra money for their families.

Vice Chairman Koshland asked for further comments by either the public or the Commission.

MOTION by Moy, seconded by Marlowe, to adjourn the Public Hearing; approved unanimously.

Vice Chairman Koshland closed the Public Hearing at 6:59 p.m.