

TOWN OF CANAAN
FALLS VILLAGE TOWN HALL
108 Main Street, Falls Village, CT. 06031
Regular Meeting, Thursday, July 27, 2023, 7:00 pm

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

Vice Chairman Koshland called the Regular Meeting to order at 7:00 p.m.

AGENDA:

1. Call to Order & Approval of the Minutes: Public Hearing Minutes of June 22, 2023 and Regular Meeting Minutes of June 22, 2023: **MOTION by Marlowe, seconded by Skovron to approve the Public Hearing Minutes of June 22, 2023 and the Regular Meeting Minutes of June 22, 2023 as presented; both approved unanimously.**

2. Pending Applications: (a) 27 Kellogg Road – Special Exception Application: discussion regarding minimal effect on abutting neighbors as well as minimal effect on the neighborhood. Discussion regarding site plan. Janell advised that a more sophisticated site plan would be required for the zoning permit; thus, a site plan would be provided subsequently. Tom Scott commented that the Bocce Court was not a business. Commissioner Cohn commented that there is advertisement and fees regarding the bocce court business. Discussion regarding precedent being set, conditions need to be placed. Discussion regarding current use and concerns over future purpose of the building. Comment regarding signage? No signage was discussed (refer to regs for signage requirements.) Discussion regarding stipulations/conditions. Discussion regarding indication that the race cars being stored are all muffled, as more specifically defined by Lime Rock Park standards, as so noted during the Public Hearing. **MOTION by Marlowe, seconded by Macchi, to approve the Special Permit Application of Jonathan Scott with reference to property at 27 Kellogg Road, as more particularly set forth in Scott's Application, including the addendum that was attached to and made a part of said Application, with a condition that there be no un-muffled race cars now or in the future, (muffled being defined by Lime Rock Park standards as previously referenced); approved unanimously.** (b) 104 Belden Street – Special Exception Application: Comment by Commissioner Inconiglios that the concern of the business is the level of noise created, applicant has indicated a want for business hours and more and there is concern expressed over the neighbors' use and enjoyment of their properties. Commissioner Cohn noted it was a very viable way and opportunity of earning extra income. Doug indicated that there needs to be some control over the hours of operation. Commissioner Skovron agreed. Commissioner Marlowe advised that he was a neighbor on Belden Street so would be recusing himself from any vote. Further discussion regarding the noise impact on the neighbors with the understanding that the Applicant has rights as well. Discussion regarding private use v. public use and compromise options. Further discussion regarding hours of operation for non-personal use. Commissioner Marlowe commented that he would recommend that the Applicant withdraw his Application at this time, without prejudice, and return to the Commission at a later date with a new Application. Based upon said recommendation, the Applicant, Tim Wolf, withdrew his Application, without prejudice.

3. New Business:

Solar Array – Greenleaf Solar (108 Route 63): As a point of information, Greenleaf Solar is being considered for a solar array on Town Property, which falls into a Special Exception situation due to the municipal property ownership under PZ regs. Said matter was referred to PZ by the Board of Selectman. Per Commissioner Marlowe, more information will be forthcoming (see Town website). Marlowe advised that there will be a presentation by Greenleaf at the next Board of Selectman meeting, being held on August 14, 2023.

4. Old Business:

(a) POCD update (Special Workshop Meeting to be scheduled in August; Community Engagement Process to be selected by Commission): Janell advised that a meeting needs to be rescheduled with Glen Chalder and the following dates have been offered: 8/1, 8/7 & 8/14. Discussion. Meeting set for 8/7 at 6:00 p.m. Further discussion regarding a September date to meet with Glen Chalder, 9/6, 9/11, 9/14, 9/18. Discussion. Meeting scheduled for 9/6 at 6:00 p.m. (b) Old Firehouse – 8/24 referral: update provided by Marlowe. It was so noted that should the proposed Easement with the FV Inn be finalized, it will be a PZ action. Marlowe commented that downtown parking needs to be addressed and indicated a sub-committee should be formed for such purpose. MOTION by Marlowe, seconded by Macchi, to approve organizing and forming a working sub-committee to address both current and future parking within the Village Center, specific to Main Street and Railroad Street; unanimous. Volunteers for the sub-committee include: Greg Marlowe, Stephen Koshland, Vincent Inconiglios and Doug Cohn. Janell indicated that she should be included on such sub-committee. A meeting will be organized for the week of 8/21. Janell indicated she will be in Falls Village and that a 2:30 pm meet would be ideal. Marlowe indicated he will put some material together for email distribution to the sub-committee members. Jim Gillespie commented on parking concerns and indicated parking spots in front of the firehouse and noted no particular use of the parking lot. Further discussion regarding timeline regarding parking. (c) Historic District Study Committee Update: Janell provided an update regarding the establishment of a District and noted that streetscape would be under it's purview.

5. ZEO 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: Daly Reville commented on the Solar Array and encouraged PZ that the POCD include addressing solar array and commented that initiatives should fall within planning context. Scott Belter inquired if the location for the proposed building at 27 Kellogg Road could be moved under the current application. Janell advised that any change would require a new application.

7. Any other business to come before the Commission – Regulation Review: Discussion regarding the need for regulation review and edits. Discussion regarding forming a working sub-committee to look at Affordable Housing properties. MOTION by Marlowe, seconded by Skovron to approve organizing and forming a working sub-committee to investigate various potential sites for Affordable Housing locations; unanimous. (It was so noted that Affordable Housing referred to in the POCD should match the government definition of Affordable Housing.)

8. Adjournment: **MOTION by Marlowe, seconded by Inconiglios, to adjourn the Meeting; approved unanimously.** Vice Chairman Koshland adjourned the Regular Meeting at 8:44 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 July 27, 2023

Zoning permits issued:

1. 124 RT 126 - accessory structure

Zoning Inquiries:

1. 40 Music Mountain Road - site construction underway may include modification of garage location. Pool and porch additions have been approved by zoning at this time.
2. 65 Point of Rocks Road - Inquiry regarding required site setbacks in anticipation of expansion of a pre-existing accessory structure
3. Cannabis Regulations - Slap Consulting inquiry regarding updates to the zoning regulations with respects to adult recreational cannabis
4. 119 Under Mountain Road - Wetlands related inquiry to be forward to Mark Burdick. Awaiting response to request for his contact email address.
5. 136 Sand Road - Title search inquiry regarding compliance
6. 144 Warren Turnpike - questions regarding ability for an addition
7. 63 Warren Turnpike - inquiry regarding shed setbacks
8. 0 Route 7 N - inquiry regarding store front, outdoor shooting range, and training facility

(Map 8/Lot 2) Ruth Epstein

prohibited
use

Zoning Complaints/Potential Violations:

1. 175 Route 7N - complaint regarding stockpiling and bright lighting- agent was notified of these concerns on

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 27 Kellogg Road & 104 Belden Street published (2x)