

TOWN OF CANAAN
FALLS VILLAGE TOWN HALL
108 Main Street, Falls Village, CT. 06031
Special Meeting, Thursday, September 7, 2023, 6:30 pm

Present: Chairman, Fred Laser, Vice Chairman, Stephen Koshland, ZEO, Janell Mullen and Regular Members, Vincent Inconiglios Greg Marlowe, Matthew Macchi, Doug Cohn and Ruth Skovron. Also Present: Alternate Member, Marc Rosen. (Resignation by Ted Moy)

-Others Present: Clifton Jaeger, Rachel Mills and Recording Secretary, Alice Macchi.

AGENDA:

1. Call to Order: Chairman Laser called the Special Meeting to order at 6:33 p.m.
2. Review and Discuss Old Firehouse Proposal (8-24 Referral): 8-24 referral refers to Connecticut General Statutes ("CGS") 8-24. Discussion regarding municipality owned land. Request from Board of Selectmen to act upon in support of or disapproval of the Falls Village Firehouse Proposal, The Revitalization of 35 Railroad Street, as submitted on 7/13/2023. Marlowe explained that a component of the legal process was to obtain a declaration of the position of the Planning & Zoning Commission, which is to be submitted to the Board of Selectmen. The Board of Selectmen will then set a Town Hearing, followed by a Town vote. It was so recommended by the Town Attorney to have a Town vote, with the majority vote being the prevailing deciding factor. Discussion regarding steps and process. Update indicating that the surveys have been finalized. It was so noted that while the lot is to be made conforming, the structure may not necessarily be conforming (setbacks will need to be checked). Discussion regarding possibility of vote to coincide with elections. Discussion regarding voting by registered voters and electors, with electors only having the ability to vote for the Railroad Street Proposal. A public hearing date has not been set. It was discussed that the public hearing would likely occur mid to late October. Questions regarding the Proposal. Question by Cohn regarding the status of the parking, which was a condition of the Proposal. Marlowe advised that the potential buyer has agreed to the install of a sidewalk from the FV Inn past the Firehouse (sidewalk to conform with existing Main Street sidewalks), an opening for an entrance area and a retaining wall at the far end of the property for additional parking, which would provide for 5 spaces in front of the Firehouse, along with the additional parking. Discussion regarding the Firehouse parking area having been previously designated as municipal parking. Marlowe advised that the minutes from the March 10, 1972 Special Town Meeting were reviewed and no condition or caveat exists. It was agreed that this should be clarified and so stated at the Public Hearing. Discussion regarding introducing a proposed downtown parking proposal at the POCD public meeting. Marlowe asked if there was consensus on the conceptual support of the Falls Village Firehouse Proposal. Further discussion regarding potential buyer's requirement for P&Z approval on at least 3 points. Cohn inquired as to any plans for parking on the opposite side of the street? The sub-committee advised that yes, there will be a forthcoming proposal for parking on the other side of the street. **MOTION** by Inconiglios, seconded by Skovron, in support of the Falls Village Firehouse Proposal, as submitted on 7/13/2023 (copy attached), for the sale of 35 Railroad Street, in accordance with CGS 8-24; all in favor, approved unanimously.
3. Public Comments: Clifton Jaeger and Rachel Mills added comment on the Town sidewalks. Marlowe advised on a Proposal from Bob of Allied Engineering Associates (\$3,000.00 to bring to construction phase plus \$3,500.00 for design work, and \$165.00 hourly rate to do a drawing). Discussion regarding ADA requirements. Consensus to hire at the hourly rate for the drawing. Discussion regarding cost to be paid from PZ budget line item. Marlowe will speak with the Town Treasurer regarding availability of funds from the PZ budget, based on the hour rate hire of \$165.00 for a drawing.
4. Adjournment: **MOTION by Marlowe, seconded by Koshland, to adjourn the Meeting; approved unanimously.** Chairman Laser adjourned the Special Meeting at 7:37 pm.

Respectfully submitted, Alice Macchi, Recording Secretary