

TOWN OF CANAAN
FALLS VILLAGE TOWN HALL
108 Main Street, Falls Village, CT. 06031
Special Meeting, Thursday, September 28, 2023, 5:30 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.

-Others Present: Keith Bodwell and Recording Secretary, Alice Macchi.

AGENDA:

1. Call to Order & Approval of the Minutes: Chairman Laser called the Special Meeting to order at 5:35 p.m.
 - a. Public Hearing – Thursday, July 27, 2023: **MOTION by Marlowe, seconded by Macchi to approve the Public Hearing minutes of July 27, 2023, as presented; approved unanimously.**
 - b. Regular Meeting – Thursday, July 27, 2023: **MOTION by Marlowe, seconded by Cohn to approve the Regular Meeting minutes of July 27, 2023, as presented; approved unanimously.**
2. Public Comments: Update on the old Firehouse by Marlowe indicating that Attorney Chuck Andres is waiting to hear back from the Attorney representing the Falls Village Inn. Discussion regarding the need for a Special Meeting to discuss the land swap involving the old Firehouse Property and the Falls Village Inn. In accordance with statutory requirements, the Town Planning and Zoning Commission must hold a Special Meeting to fulfill the 8-24 referral requirement, which should be held prior to November 7, 2023. It was further noted that there would need to be a second Special Meeting held for the easement and land swap between the Town and the Falls Village Inn. The date of October 11th at 6:30 p.m. was designated for the Special Meeting in order to meet the 8-24 referral requirement.
3. ZEO Report: Zoning Permits Issued, Zoning Inquiries, Zoning Complaints/Potential Violations, Training Opportunities and Public Ads were addressed on the Zoning Report of September 28, 2023. Questions/comments/discussion. By Consensus, the ZEO Report was accepted as presented.
4. New Business:
 - a. Subdivision – Beebe Hill Road: Presentation by Keith Bodwell, P.E. L.S. regarding 4-lot subdivision application of Thomas and Susan Coolidge for a 72.46-acre parcel on Beebe Hill Road, designated as tax map 4-15-2. Bodwell's presentation included a map of the proposed subdivision. The 4 lots were configured as being 2 small lots of approximately 5+/- acres and two larger lots of approximately 28+/- acres and 35+/- acres. Discussion regarding two driveways. Discussion regarding steep slope grade. Bodwell indicated that TAHD approval was pending. Further discussion regarding recommendation to ZBA for one driveway to serve the 4 lots, given the steep slope grade. It was further noted that the ZBA process would be followed by a Public Hearing (tentatively to align with the November, 2023 meeting).
 - b. Solar project – Town Transfer Station: Marlowe gave an update on the status of the proposed solar project at the Town Transfer Station. It was so noted that the matter would need to go before the Board of Finance for its position on moving forward. Marlowe advised of an on-site meeting scheduled for Saturday, following the POCD meeting, which would be open to the public, noting the proposal as basically being a conceptual plan at this time. Discussion, which included a recommendation that the FEMA maps be checked for any flood plains. Discussion regarding Master Plan of the Transfer Station. Mullen commented that solar projects were also being looked at by the Town of Sharon. It was further commented that the revenue would be to offset municipal costs. Marlowe advised on funding from a Grant through Eversource and noted the designated solar company as being Greenleaf Solar, which would result in a minimum 20-year contract with Greenleaf. Needed: IWC report before PZ action (Special Exception). It was further noted by Marlowe that the Grant was parcel specific. Comment by Cohn regarding multi-uses of the Town

Farm property. Further discussion regarding the Town Farm property. Said proposed parcel is 1-acre square.

- c. Regulation updates – Home Businesses: DRAFT Regulation update – Memorandum regarding Home Business Regulations provided to Commissioners by the ZEO, as prepared by ZEO and Commissioner/Vice Chairman Koshland circulated for review by the Commissioners for discussion at the next regular meeting. (Reference being made to pages 89-90 of the current regulations.) It was commented that definitions are very important for clarification. It was further commented that it would be beneficial to review other Town home business regulations.

5. Old Business:

- a. Parking Working Group – Village Center Parking Plan: AEA (Allied Engineering Assoc.) Parking Plan meeting set for September 29, 2023 at 4:15 pm at the Town Hall.
- b. POCD Update – Public Meeting on Saturday, September 30th at LHK: meeting to begin at 10:00am. Comment that the Parking Plan should also be discussed at the POCD meeting with handouts of the proposed plan.
- c. Old Firehouse Update: Meeting scheduled for September 28, 2023 at 7:00 p.m.

Public Comment: Joe Fragale, neighbor to Tim Wolf on Belden Street. Joe advised that the wood cutting continues at the Wolf property on Belden Street and that a second chainsaw seems to be present. Fragale indicated the activity was inconsistent and inquired how running this business continues to occur in a residential zone?

- 6. Adjournment: **MOTION by Skovron, seconded by Cohn, to adjourn the Meeting; approved unanimously.** Chairman Laser adjourned the Special Meeting at 6:58 pm.

Respectfully submitted, Alice Macchi, Recording Secretary