

TOWN OF CANAAN
FALLS VILLAGE TOWN HALL
108 Main Street, Falls Village, CT 06031
Special Meeting, Thursday, October 26, 2023, 6:30 pm

Present: Chairman, Fred Laser, Vice Chairman, Stephen Koshland, ZEO, Janell Mullen and Regular Members, Greg Marlowe, Matthew Macchi, Doug Cohn and Ruth Skovron. Absent, Alternate Member, Marc Rosen and Regular Member, Vincent Inconiglios. Others Present: Kim Mahoney, Daly Reville and Recording Secretary, Alice Macchi.

AGENDA:

1. Call to Order & Approval of the Minutes: Chairman Laser called the Special Meeting to order at 6:33 p.m.
 - a. Regular Meeting – Thursday, September 28, 2023: **MOTION by Skovron, seconded by Koshland to approve the Regular Meeting minutes of September 28, 2023, as presented; approved unanimously.**
 - b. Special Meeting – Wednesday, October 11, 2023: **MOTION by Skovron, seconded by Cohn to approve the Special Meeting minutes of October 11, 2023, as presented; approved unanimously.**
2. Public Comments: Daly Reville: PZ meetings need to be publicly recorded or zoomable and members should be trained to run the technical equipment, as members of the community need to be informed as to what is going on in the Town as it relates to planning and zoning. Daly further commented with regard to the parking/working group, commenting that the Town map of land that is being used needs to be part of the record, noting that the actual plan of the Jacob's Garage property is different than what was provided to George Johanssen from AEA. Daly further commented with regard to the solar project and feels the placement on the roof of Kellogg School would be an asset to the Town and supported by Government bodies and would not use other Town property.
3. POCD Update: The Commissioners were provided with a Report provided by Planimetrics (Glen Chalder), dated October 18, 2023, which report was to set forth the comments received at the Community Meeting held on September 30, 2023. Glen identified the various comments throughout the Report with a notation of either "Make Change (the comment could be addressed in the way suggested)", "No Change (a change may not be warranted based on previous discussions)" "Discuss (Planimetrics seeks additional input from the Commission)" or "x (no change needed/requested)". The Commission discussed and commented on the points outlined, including but not limited to the following: History of Falls Village (reword or remove), climate change having been discussed as one of the key issues, Terminology (14-16), continue with reference as being "affordable housing" as opposed to "middle-income housing." Cohn commented on a concern expressed by John Steines regarding the section of the plan which refers to Addressing Housing Needs with the suggestion that a change in the caption language be to possible affordable housing for Falls Village and a change to language, POCD supports efforts "such as these" to be removed. Discussion regarding more generalized approach as opposed to referencing the development on River Road. Discussion regarding line item 22 with a suggestion for priority to be given to local families and first responders; no, which would be in violation of the Fair Housing Act and discriminatory. Regarding Support Services (#23) include and support Chore Services, which is available to the Town. Side bar, increase support of social services. With regard to the Village Center, concerns expressed over change to the Village and preservation of the rural character of the Town. Discussion regarding growth while maintaining balance, and being sensitive to the residential citizens. Discussion regarding more involvement by the community. Discussion regarding establishment of a special event policy for downtown. Regarding other Village Center topics, refer to page 8, level of specificity and general direction to aspire toward. Discussion regarding strategic plan v. tactical plan. Page 5, section regarding traffic/route 7 connection, delete sidebar on page 22. Marlowe commented that the First Selectman recently commented on the proposed Parking Plan indicating that he was strongly against it. Discussion regarding inclusion of the Parking Plan in the POCD. Discussion regarding Community Sewerage System. Chairman Laser commented that engineering and technology have made great advancements since the last time this was looked at. Regarding Public Works relocation, discussion regarding cost concerns and study as

to feasibility, noting that a funding source would be necessary. Discussion regarding Other (#79), all Town-owned properties in the Center will be occupied/used by early next year. Discussion regarding Promote Economic Development (#85), suggest adding an action step to partner with Falls Village Historical Society on signage (Welcome to Village Center). #88 – previously discussed, economic development should not come at the expense of the ambience and ruralness of Falls Village; balance and character. Report line items 91 & 92, discussion regarding attracting a younger population. Page 11 (#96) regarding preparation of a natural resource inventory (side bar). Discussion regarding line item 104, regarding social services, reference to prior comments regarding Chore Services and support of social services. Report line item 107 & 108, regarding Recreation Center and Town Farm, discussion to refresh the Town Farm Park prior plan from 2001. Regarding 109, no change regarding potential conflict between a solar field project and expansion of recreation complex. Regarding #110, priority of infrastructure, Marlowe advised on a that a bridge infrastructure committee formed and in place. Regarding #116, third intersection of concern with Rt 126 and Rt 63 – yes, to be added. Line items #120-122 (Town name change to Falls Village), yes, keep in the Plan. Discussion regarding Implementation/Level of Specificity (strategic v. tactical). Line items #131-132/Grant Writing, discussion regarding the use of local residents and/or outsourcing on an as-needed basis. Discussion regarding the procedural process.

Discussion regarding November Regular Meeting date: It was determined that the November Regular meeting currently scheduled for 11/16/23 would need to be changed. Discussion regarding meeting date in November to discuss POCD. Special meeting scheduled for November 30, 2023, to start at 6:30 pm. (POCD & Regular November meeting). Discussion regarding requirement for the POCD (i.e. 65-day wait period (for COG and BOS)). Setting of Public Hearing for 1/25/2024 at 6:30 pm (Public Hearing at 6:30pm, followed by Regular meeting at 7:00 pm). Janell will work on 2024 calendar of Regular meeting dates.

4. A. Regulation Updates – Home Businesses. Janell provided the Commissioners with a Memorandum regarding Home Business Regulations, given the discussions involved at recent meetings regarding home businesses, resulting in a determination that the current regulations needed to be updated and improved-upon. The Memorandum included Background/Current Regulations, ZEO Interpretation, What other Towns are doing, Items to consider, including possible amended definitions, approval process and other items to consider. Discussion regarding zones impacted and pre-existing home businesses. Homework for Commissioners to review the Memorandum further and be prepared for further discussion, questions and comments to create amended regulations relating to home businesses.
5. Old Business:
 - a. Parking Working Group – Village Center Parking Plan: The proposed Village Center Parking Plan was introduced at the Community Meeting. The committee will review all comments and concerns expressed.
 - b. Old Firehouse Update: Marlowe advised that there is a Public Hearing scheduled for 10/27/2023 at 7:00 pm to discuss the easement related to 35 Railroad Street and the Falls Village Inn. Marlowe also advised that the matter of the sale of the Firehouse would also be on the ballot. Discussion regarding voting and absentee ballots.
 - c. Solar Project – Town Farm Property: all options as well as new options being considered. This matter will be addressed further in the future.
6. Official Correspondence & Public Comment: ZEO Report: Zoning Permits Issued, Zoning Inquiries, Zoning Complaints/Potential Violations, Training Opportunities and Misc. were addressed in the Zoning Report of October 26, 2023. Questions/comments/discussion. By Consensus, the ZEO Report (attached) was accepted as presented.
7. Adjournment: **MOTION by Marlowe, seconded by Macchi, to adjourn the Meeting; approved unanimously.** Chairman Laser adjourned the Special Meeting at 9:02 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 October 26, 2023

Zoning permits issued:

No new permits were issued by ZEO for the month of October 2023.

Zoning Inquiries:

1. **28 & 30 RT 63** - Bridgeview Management, LLC has purchased these homes and is seeking a zoning letter of compliance
2. **80 Undermountain Road** - inquiries from Gramercy Design regarding an addition
3. **144 Warren Turnpike** - numerous inquiries from current property owner and potential buyer regarding Flood Hazard zone, adjacent property owner, and the Housatonic River Overlay zone
4. **244 Undermountain Road** - Questions regarding the permitting status in associated with construction underway at this property. A zoning permit was issued in May 2023.
5. **175 Route 7N** - Inquiry from Veronica Vetreschi Designs regarding expansion of use and incorporation of mixed-use on site.

Zoning Complaints/Potential Violations:

1. **75 Music Mountain** - ZEO has been informed of an "encampment" at this property

Training Opportunities:

1. UConn Clear resources online: <https://clear.uconn.edu/lua/basic/>.

Misc:

1. **Beebe Hill subdivision** (Coolidge Property Map 4/15-2) has been referred to ZBA - their next meeting is on 10/30. Applicant seeks a variance from the number of lots that can be accessed from a shared driveway due to the steepness in the properties.
2. **64 Route 7 North** - zoning variance hearing on 10/30 since applicant could not satisfy rear yard setback requirements
3. **27 Kellogg Road** - no barn for home based business to be constructed. Applicant found alternative location for his racecar related business.

****Please use planningandzoning@canaanfallsvillage.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*