

PLANNING AND ZONING COMMISSION
TOWN OF CANAAN
FALLS VILLAGE TOWN HALL
108 Main Street, Falls Village, CT. 06031
January 25, 2024, 6:30 p.m. (via zoom)

Public Hearing:

Present: Chairman, Fred Laser, Zoning Enforcement Officer, Janell Mullen, Vice Chairman, Stephen Koshland and Regular Members, Vincent Inconiglios, Greg Marlowe, Doug Cohn, Matt Macchi and Ruth Skovron and Alternate Member, Marc Rosen. Also Present: Glen Chalder, Carol Taylor, Colter Rule, Daly Reville, Laura Wernitz, Melissa Lopes, Patrick Sullivan, Tracy Atwood, Denise Cohn, Jandi Hanna, Dave Barger, First Selectman and Judy Jacobs, Selectman. Also Present: Alice Macchi, Recording Secretary.

Chairman Laser called the Public Hearing to order at 6:31 p.m.

AGENDA:

Public Hearing - Application to consider adoption of the 2024 Plan of Conservation and Development ("POCD"): Power point presentation by Glen Chalder of Planimetrics. (Copies of the proposed Plan are available at the Town Hall.) Update of the 2014 Plan; overview of POCD. As required by State Statute, the POCD needs to be updated at least once every 10 years. An aspirational document which outlines a community's goals/visions for its future and puts forth a strategy and how to reach those goals moving forward. Identifies topics of interest of the community and establishes goals and objectives for each and also identifies policies and action steps for the community. A document to review activities and proposals with our value system in Falls Village and also specific action steps in implementing the POCD. Plan is broken down into five (5) sections: (1) Introduction (background/history on Falls village, condition & trends, community accomplishments & Celebrations, community issues and concerns, POCD organization), (2) Address key issues (Become A sustainable/resilient community, create more housing opportunities, increase the vitality of the village center, promote economic development, promote a diverse community) , (3) Maintain/enhance Community Assets (protect natural resources, preserve and enhance open space/trails, encourage working lands, protect historic resources, protection other community assets), (4) Address other issues (address community facility needs, support community spirit and civic participation, address transportation needs/issues, promote improvement of broadband/wireless capacity, considering renaming the Town to Falls Village) and (5) Implementation (Implement the POCD); conclusion.

Questions/comments from the Community: Carol Taylor complimented the Commissioners on the preparation of the POCD, noted it as being complete and felt it covered all the areas and took into consideration the comments from community input. Daly Reville commented on the communication that she had submitted. Glen Chalder thanked Daly for her comments. Glen commented and advised that he had prepared a written response to address the concerns set

forth in her communication. Glen went through some of the comments, identified the pages where the comments would apply, identified the source of the comment, either Reville or Planimetrics and concluded with a "possible approach" with respect to the comment; the "possible approach" was either indicated as being "no change" or "pzc discuss" or "make change" to the Plan.

Questions/comments from Commissioners: Janell advised of 2 publications in the Republican American, 1/11/24 & 1/18/24. It was further noted that the COG had responded to the referral on 1/4/24, as well as the Board of Selectmen on 1/22/24. Marlowe gave thanks to Chalder and fellow Commissioners for a great working relationship and process, which is such a benefit to the Town. Skovron commented that she'd worked with Glen on the first POCD, which she found to be very insightful, noting that the Community has changed and commented that it was very compelling to see the completion of the POCD. Inconiglios commented that he wanted to make sure that the Commission and community stay on top of the Plan (updating and reviewing) and complemented fellow participants, encouraging an annual circle-back on progress to be conducted.

Questions/Comments from the Community: Jandi Hanna gave thanks to Glen and the Commissioners for the work on the POCD, commenting that the Plan is something to appreciate and recognizes the time, effort and thought that was put into the POCD, and appreciates, agrees and supports the comment by Inconiglios on an annual circle-back of the aspirations in the document.

Close of Public Hearing: **MOTION** by Marlowe, seconded by Cohn, to close the Public Hearing for the Application to consider adoption of the 2024 Plan of Conservation and Development; approved unanimously by individual vote. Chairman Laser closed the Public Hearing at 7:04 pm.

Respectfully submitted, Alice Macchi, Recording Secretary