

PLANNING AND ZONING COMMISSION
TOWN OF CANAAN
FALLS VILLAGE TOWN HALL

108 Main Street, Falls Village, CT 06031

January 25, 2024, 7:00 p.m. or immediately following the Public Hearing (via zoom)

Regular Meeting:

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 Regular Meeting to order at 7:05 p.m.

AGENDA:

1. Call to Order & Approval of the Minutes: A. P&Z Special Meeting minutes – January 22, 2024: **MOTION** by Marlowe, seconded by Inconiglios to approve the Special Meeting minutes of January 22, 2024, as presented; approved unanimously. B. P&Z Public Hearing minutes (Century Aggregates) – January 22, 2024: **MOTION** by Cohn, seconded by Macchi to approve the Public Hearing minutes (Century Aggregates) of January 22, 2024, as presented; approved unanimously. C. P&Z Public Hearing minutes (Text Amendment) – January 22, 2024: **MOTION** by Marlowe, seconded by Inconiglios to approve the Public Hearing minutes (Text Amendment) of January 22, 2024, as presented; approved unanimously.

2. New Business: A. Application to consider adoption of the 2024 Plan of Conservation and Development: Chairman Laser confirmed that all necessary regulatory issues have been covered. Glen Chalder suggested and recommended that consideration be given to the comments by Daly Reville, Ruth Skovron and others, including reference to the Litchfield County Center For Housing Opportunity for incorporation, as well as the items set forth as “make changes” on the response (“POCD Comments”) to the communication as prepared by Chalder and referenced at the Public Hearing, including a swap out of the house photo in question in the Plan and to correct any noted spelling errors. Chalder asked for authorization to amend the Plan with the “make changes” on the response (“POCD Comments”) and flexibility to swap out the house pictures and to correct any spelling errors. Chalder also noted that an effective date is needed for the POCD, which should be a date following the legal notice of adoption, sometime after February 10, 2024. Inconiglios commented the Commission should move forward with the “make changes” etc and other recommendations. ZEO Mullen advised that she could send the legal notice of adoption to the Republican American on February 1, 2024 for publication. **MOTION** by Marlowe, seconded by Inconiglios to accept and adopt the Plan Of Conservation and Development, as presented, with latitude to Glen Chalder for a few minor corrections and picture changes, as approved by ZEO Mullen, as outlined in the “POCD Comments” handout dated January 25, 2024 (as prepared by Planimetrics), with an POCD

effective date of February 17, 2024; unanimously approved by individual vote. Chairman Laser expressed appreciation and thanked Glen for his work and guidance throughout the process on behalf of the Planning & Zoning Commission.

Commissioner Marlowe suggested adding an agenda addition to recommend Kim Mahoney to the Commission for the current regular member vacancy. **MOTION** by Marlowe, seconded by Cohn to add an agenda item "B" under "New Business" that the Commission recommend to the Board of Selectmen, appointing Kim Mahoney to the Planning and Zoning Commission; discussion; approved by individual majority vote, all in favor with one abstention by Ruth Skovron. Questions/discussion. **MOTION** by Marlowe, seconded by Cohn, for the recommendation for appointment of Kim Mahoney, to the Board of Selectmen, for approval to fill the vacancy and fulfill Ted Moy's term as a Regular Member, with a term to expire at the end of June, 2026; Questions/discussion; Skovron inquired as to Mahoney's political affiliation; discussion regarding party affiliation; Koshland referenced a prior handout prepared by ZEO Mullen and indicated that the Commission was in compliance with minority representation with Mahoney's unaffiliated status; vote; all in favor, approved unanimously. (Chairman Laser will contact the Board of Selectmen with the Commissioner appointment recommendation to be put on the February agenda.)

3. Public Comments & Official Correspondence: Chairman Laser advised that he no official correspondence. Laser commented that we need to receive the budget spreadsheet for discussion and decision at the February meeting. Comment by Laura Werntz as to clarification that Mahoney's Commissioner status is pending approval and appointment by the Board of Selectmen.

4. Adjournment: **MOTION** by Marlowe, seconded by Macchi, to adjourn the meeting; approved unanimously. Chairman Laser thanked all the Commissioners for their input and work on the POCD. Chairman Laser adjourned the Regular meeting at 7:31 pm.

Respectfully submitted, Alice Macchi, Recording Secretary

Next Regular Meeting: February 22, 2024 at 6:30 p.m. via zoom