

Town of North Canaan  
Economic Development Committee  
April 28, 2022  
Regular Meeting

Present: Chairman Chris Tripler, Will Perotti, John Lannen, Bob Riva (via Zoom)

Selectman Christian Allyn

Chairman Tripler called the meeting to order at 6:01 pm

**Chairman Tripler moved to approve the minutes from March.**

Chairman Tripler started the meeting reviewing the agenda items. John Considine was moved to the next meeting in May.

The meeting started with a point-by-point review of Tony Nania's, Warden of the Fire District, email of April 28th in regard to Chairman Tripler's April 14th email reviewing the walk through of the downtown area with Selectman Allyn, Chairman Tripler, and Warden Nania on March 30th. A copy of the email exchange has been added as an addendum to these meeting notes (see following).

- Point 1. yes, work on sidewalks with pavers had begun since March meeting.
- Point 2. a request was made regarding contacting Warden Nania about orientation of the lamp post sconces
- Point 3. Addendum to replace all 5 ornate lamp posts in the municipal parking lot behind Salisbury bank with taller, more illuminating lamp posts to be sent to selectmen. Chairman Tripler noted that the lighting footprint should be kept to just the parking area and not illuminate any residences in the area.
- Point 4. Selectman Allyn stated that Charlie was to meet with DOT to address ADA sidewalk violations.
- Point 5. "Clover Building" aka Brewer building
- Point 6. Clayton road has extended sewer & water. The discussion point was that any further development could be directed along this route.
- Point 7. Selectman Allyn. To increase the capacity of the sewer system, the pipes were lined. The Capacity is there, just need DEEP permit. The Extension to Mountainside was underwritten by USDA funding.
- Points 8-10. Warden Nania is following up.

On the draft letter to the Selectman regarding the issue of Land Trust guidance, there are four specific guidance points that Selectman Allyn pointed out: 1) provide phone numbers of current Land Trusts that already work on this topic, 2) have basic information available about the tax and legal obligations of placing properties into easements, 3) for the smaller parcels that the town has some interest in seeing preserved, but do not qualify for the larger land trusts, ask organizations like Canaan Community Trust if they would take on these properties (e.g. corner lot opposite the Shell station on Rts 44 & 7), and 4)

provide support for individuals like Tim Abbott to provide guidance in the set up and maintenance of said properties.

Website update. No changes have been implemented since the previous meeting. The Committee tabled the discussion of the website listing of business entities. The committee felt the private group "Rt.744" business group should be brought into the discussion.

Promotion Video. Will Perotti provided us a breakdown of the footage shot from Ted Perotti. Selectman Allyn suggested that some footage of the Arbor Day celebration should be shot. More discussion ensued with suggestions for upcoming events that could be shot for the promotion video including Railroad days, Memorial Day parade, as well as some history behind other promotion campaigns.

Funding for these initiatives was discussed as the Committee does not have a budget. The Wellner Fund came up as a possible source of funding for signage and video development. Canaan Foundation was another possible source of funds that the committee could apply to for funding. Funding from the Wellner Fund deadline for RFPs is June 15th

Selectman Allyn led a discussion about Dylan Dean and his Boy Scout Eagle Scout signage project for the town. The committee went through the four proposed signs to be placed and made suggestions of which businesses or business grouping should be included on the signs. For example, the committee suggested adding "Historic Downtown" to all four signs. The Selectman have the full project. A committee member (not noted) suggested asking Phil Ghi about signage color, if there is a particular requirement.

Chairman Tripler provided a brief overview of the American Rescue Plan Act and the funds that were provided for the town. He wanted to be clear that funding was primarily set up to fund 1) infrastructure improvement in response to the pandemic (e.g. broadband, laptop investment for schools, healthcare investments), 2) town infrastructure (e.g. sewer & water, town computer systems), and 3) basic town needs and economic support. Chairman Tripler emphasized that the rumor that businesses will receive funding is not a primary use of the ARPA funds.

John Lannen provided an update on the municipal parking signs that were approved by Salisbury bank, financially supported by the town of North Canaan, and being designed and made by Phil Ghi. The project is a great achievement for the town and from the discussions in committee.

A brief discussion under new business concerned having the Governor to do a walk through the town.

5/26 Addendum. The Governor visited during the week of 5/15 to examine the site of the future Healthcare business.

7:40 Chairman Tripler proposed adjournment of the meeting. John Lannen seconded. Committed voted unanimously to adjourn.

## **Addendum**

\*\*\*\*\*Chairman Tripler's email from 14th April to the Fire District Warden and the members of the Economic Development Committee\*\*\*\*\*

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Hello Economic Dev. Committee,

On March 30th, Tony Nania, Christian Allyn, and myself did a walk through of the downtown area from the Depot out to the Bragg Street, up to Granite Ave, and down as far as Salisbury Bank with a significant side review of the municipal parking.

Here are the notes from that walk (Tony & Christian, please jump in to correct any erroneous information from my notes):

"

- \* Budget for sidewalk work in 2022 (Fire District) is set at \$75,000.

- \* Depot sidewalk from Roma's up to Canfield Bldg/New England market is scheduled to be replaced with pavers (Note: that work may be what's occurring right now).

- \* Traffic pole in front of Benenson Bldg will be a double pole (like the green ornate poles throughout the downtown. One pole has already been added in front of the old Bob's Clothing store.

- \* **Recommendation: We discussed relighting the municipal parking lot & the need for a better lighting plan. Ideas included much larger features (20'?) with broader footprints and swapping those for the more ornate green lamp posts which could be strategically placed on Railroad & 44 streets.**

- \* Railroad street. West side of street will be receiving pavers.

- \* Crosswalk on Railroad street between Industry and Old School Deli is not aligned with handicap access on the sidewalk, forcing handicap persons to veer out of the crosswalk.

- \* Clover bldg has no set back for sidewalk (not sure what my note here means).

- \* Shopping District. The parking lot next to theater on south side between that and Fuller Hardware is private parking for tenants.

- \* Private walkways between Raynard Pierce & Salisbury Savings Bank, parking behind Salisbury bank is private but with right of way access to reach Municipal parking.

- \* **Recommendation: better signage to reach municipal parking.**

- \* Fire District extends north to MA border (sewer, lighting), so some opportunity for economic growth in this area.

- \* Capacity of the sewer treatment plant is at about (or slightly less) than half capacity. So, the opportunity for growth from this infrastructure side is high.

- \* Technically, sidewalks could be extended as far as the Mass. border, but definitely to the burgeoning business district in the Caddy Shack-Ghi Sign/Gas Products corridor.

Sewering is already in place in this area.

- \* Previous grants from the state were easier to obtain, but some capacity for funds remain.

- \* We looked at the community garden area (did you know that we had one?) off of Foote Ave. Economic opportunity zone here (quality of urban life opportunity).

- \* Back on Railroad St. Historic District ends at house beyond the municipal bldg.

- \* Crosswalk at the end of the historic district crosses over to nothing (a dirt patch/parking lot?).

- \* **Recommendation: move this crosswalk to entrance of municipal parking for access to Clover garage/vintage shops/Industry kitchen.**

- \* Fire District. Sidewalk planned from Catholic Church to Stop & Shop. Sidewalk by Bob's Clothing Store to be redone (and is currently undergoing a make over now).

- \* **REcommendation: Rubber gaskets in RR tracks by Bob's bldg (similar to the ones at the Depot sidewalk).**

- \* **Recommendation: rusty sewer access covers within the sidewalk are rusty, redo to match color of iron sidewalk covers.**

- \* Ducillo bldg. Old sidewalk will be torn out, patio area will be in place for businesses. Flat angled cement by sidewalk to be torn out and replaced with fill for flowers and plants.

- \* From Ducillo bldg to Granite Ave, Green light fixtures planned all along that sidewalk.
- \* CA said there was a discussion of replacing crab apple trees in front of Doughboy with Cherry trees.
- \* Right across from Ducillo bldg. The open space will have 45deg. angled parking lines.
- \* Old Gatehouse (CRHA's). How can we get it to be spruced up and presentable for a walking tour? signage?
- \* Brochures in old bus depot? property is the CRHA's and leased by the town. Again signage location?

#### **SUMMARY OF RECOMMENDATIONS:**

- 1) add signage for municipal parking area visible on main streets (Railroad & 44)
- 2) new sconces in front of Christ Church/Castle Church are DOT
- 3) Swap 5 green light fixtures in municipal parking lot for taller more light providing fixtures.
- 4) Geer sidewalk & RR Crossing until completed, no new funds for any sidewalk work.
- 5) Add to Historic District near the Canaan Quartet. (heading south on RT 7 just past fire house)
- 6) paint sidewalk metal covers.
- 7) examine the use of the municipal parking lot as a farmer's market
- 8) moving of crosswalk at end of historic district to entrance of municipal parking
- 9) keep pursuing signage for downtown business/historic district
- 10) obtain National Historic plaques for Depot & Collins diner.

Cheers,  
Chris Tripler  
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\*\*\*\*\*Warden Tony Nania's response email to Chairman Tripler on 28th April 2022:

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Chris and Christian

I respond to you as Head of the Town's Economic Development Commission or member of the Board of Selectmen

That was a good email, that you sent me, so good in fact, that it's taken me a while to respond.

So, in no certain order:

- 1) The setting of sidewalk paving stones in the downtown sidewalks began today.
- 2) Most of the new ornate green street light poles have been installed with only one light fixture instead of the two that were agreed upon.  
The state has notified the contractor and a second fixture will be added to each pole in the near future.
- 3) I've talked with Charlie about swapping the ornate green fixtures in the Town Parking lot for triple 150 watt 20,00 lumen Led on three 25 ft. dark bronze anodized aluminum poles on the

concrete bases now in place and today I was delighted to get a quote of \$5,106 for all three poles plus labor that I will guess at \$1,200 to \$1,500 and will send it along to Charlie

4) The Railroad street sidewalks have different issues to be considered: a new painted side walk crossing with new handicap access cuts, new streetlights, and new pavers where possible, but we're not going to plan any of that until we have the money and an agreed on design,/ which probably means 2003-4 at the earliest unless the DOT of course decides to pay for its own mistakes

5) Don't know what you meant by "Clover Building"

6) We extended both sewer and water north on Rte. 7 to the Mass line

7) Sewer Plant capacity: We have been looking into this issue with the District Engineer and the issue is not so much the physical plant capacity as the limitations of our permit.

We very much hope to accommodate up to 30 new single family houses on Honey Hill and have just given notice to the CT DEEP that we will be applying for an extended permit , which is not usually a gimme

8) I will call ConDot about moving the more northerly painted sidewalk crossing to no where closer to the entrance to the Town parking lot. I'll let you know his response.

9) I've also requested Matt Boardman to consider the installation of rubber fillers in the new crossing to make the sidewalk safe for pedestrians crossing the tracks.

10) Bill and I have looked at the rusty sidewalk plates that are discoloring the new sidewalks, and the experience seems to be that the cast iron plates will seal themselves and stop sending rusty water to the new concrete which will then be etched away by an acid bath

Best regards,  
AJN, Warden

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