

PLANNING & ZONING COMMISSION, Town of Canaan
Falls Village Town Hall, 108 Main Street, Falls Village, CT
Public Hearing Minutes
Wednesday, December 16, 2009

Present: Mike O'Neil, Zoning Enforcement Officer, and Regular Members, Greg Bidou, Alison Orr-Andrawes, Alice Macchi, Tom Scott (acting as Chairman in Fred Laser's absence), Ruth Skovron, and Jody Bronson. Absent: Fred Laser, Chairman, Regular Member, Stephen Koshland and Alternate Member, Vincent Inconiglios.

-Also Present: Greg Marlowe, Representative of Century Aggregates, Inc.

-Also Present: Patrick Sullivan, Lakeville Journal Representative.

-Also Present: Members of the Community: Bob & Linda Wiedenhammer, Ruth & Bob Guimmarro and Liz German.

Public Hearing called to order at 6:34 p.m. by Tom Scott, acting Chairman.

Public Hearing Matter: *Consideration of Special Permit Renewal of Operation 2010, Century Aggregates, Inc. Falls Village Quarry at Sand Road, Canaan, Connecticut by Applicant, Century Aggregates, Inc.*

Acting Chairman, Tom Scott read the matter of the hearing and opened the floor to Greg Marlowe to make his presentation. Marlowe made a presentation on behalf of Century Aggregates, Inc. indicating that overall there weren't a lot of changes for 2010. Marlowe provided supporting application material, together with a site plan and additional documentation, which would be on file at the Town Hall. Marlowe commented that the 9-1-1 property address had previously been incorrectly referenced and has now been corrected (74 to 73 Sand Road), he advised that there would be no additional buildings for 2010, he advised of some fence vandalism that had occurred and has since been repaired, which has been inspected by Mike O'Neil, he noted that there would be no change to process, no hazardous material on site, traffic estimated to be about the same as 2009, same hours of operation, plans in 2010 to remove some ledge which may result in a decrease in noise, and work to occur primarily in the same locations. New for 2010, he indicated that he was asking permission for continuation of the safety bench and to create access to the north face (described as the original buffer zone off of Ruotolo "point"), which would be accomplished by pushing back the buffer zone into the land acquired by Century Aggregates from Marlowe. Mike O'Neil questioned the new access roadway being on the piece recently acquired from Marlowe and the merger of the piece with other land of Century Aggregate and questioned the legality of the division, which did not come before the Commission, as required. O'Neil further questioned the use of the residential zone property (former Marlowe piece) as merged with quarry zone property. Marlowe commented on a meeting that he had with the Nature Conservancy representative regarding cutting of pine to provide food source and promote growth, as a continuance from 2009, with the goal of creating a special habitat area. He further noted that all abutting owners would be notified of any activity and notice would be given to neighbors prior to any blasting. Marlowe concluded his presentation. (During the presentation, Members of the Community asked for clarification on some of the points addressed by Marlowe.) Tom Scott asked for public comments: None.

There being no further questions or comments, the hearing was continued: upon **MOTION by Orr-Andrawes, seconded by Skovron and unanimously approved, the public hearing was continued to January 27, 2010 at 6:30 p.m. for the purpose of obtaining the opinion of legal counsel regarding certain concerns addressed during the public hearing.**

Tom Scott, acting Chairman, confirmed with O'Neil (for the record) that all the certificates of mailing and the letter to the abutting owners was all in order and O'Neil advised that it was.

Tom Scott, acting Chairman, confirmed with Marlowe that he would provide the recorded and filed documents (maps and Deeds) to Mike O'Neil.

Adjournment. Public hearing closed at 7:08 p.m. by acting Chairman, Tom Scott.

(Members of the Community, Greg Marlowe and Patrick Sullivan departed the Public Hearing.)

Public Hearing re-opened at 7:11 p.m. for the second matter set forth on the Public Hearing Agenda: To consider Amendments and Changes to Zoning Regulations.
-Public Comment: N/A.

Adjournment. Public hearing adjourned at 7:11:30 p.m. by acting Chairman, Tom Scott.

Respectfully submitted, Alice Macchi, Recording Secretary.