

PLANNING & ZONING COMMISSION, Town of Canaan
Falls Village Town Hall, 108 Main Street, Falls Village, CT
Regular Meeting Minutes
Wednesday, July 1, 2009 (June meeting)

Present: Fred Laser, Chairman, Mike O'Neil, Zoning Enforcement Officer, and Regular Members, Alison Orr-Andrawes, Ruth Skovron, Alice Macchi and Greg Bidou and Alternate Member, Vincent Inconiglios (sitting in for Regular Member, Jody Bronson).

Absent: Regular Members, Jody Bronson, Tom Scott and Stephen Koshland, and Alternate Member, Greg Marlowe.

Regular Meeting called to order at 7:10 p.m. by Chairman, Fred Laser.

AGENDA:

1. Approval of Minutes, P&Z Regular Meeting of May 27, 2009. Chairman, Fred Laser asked for a Motion to approve the minutes of the May 27, 2009, P&Z Regular Meeting. **MOTION made by Inconiglios to approve the minutes. MOTION was seconded by Skovron and unanimously APPROVED.**

2. ZEO Report (July 1, 2009) by Michael O'Neil. Copy attached:

Mike read his report to the Commission. Following brief discussion, the **ZEO Report (7/1/09) by Mike O'Neil was ACCEPTED.**

3. Correspondence and Public Comments:

a. Rick Lynn, NWCOG and Rachael Cleveland, UCONN Education, Training for Land Use Commissioners. Laser advised of an email he received regarding a training session for land use commissioners in the fall, being held on September 26, 2009, Litchfield County Cooperative Extension Center, 843 University Drive in Torrington, from 8:30 a.m. – 3:00 p.m., with registration fee of \$20.00, which covers food (breakfast and lunch included) and materials.

4. New Business:

a. Beebe Hill Road, Deeded Right Of Way, Camp Isabella Freedman. Overview by O'Neil. Discussion regarding frontage as the primary concern, as well as discussion regarding right-of-way and title.

b. Request for Zoning Regulation Amendment to Section 2.6.D.2.b.i. Interior Lot for Single Family Dwelling, Martin Connor, AICP. Correspondence from Martin J. Connor, AICP to P&Z Commission, dated June 22, 2009, on behalf of William Colby, Colby Engineering & Consulting LLC, regarding Proposed Amendment to Zoning Regulations Section 2.6.D.2.b.i., Interior Lot for Single Family Dwelling. O'Neil advised that to date, the application was incomplete (no check or application form received). O'Neil advised that a public hearing would be required. No discussion or action by the Commission (pending receipt of completed application and check).

5. Old Business: N/A.

6. Any other business to properly come before the Commission: Ruth Skovron passed around a paper-clipping showing a photo of a wind turbine that generates energy in Kent owned by Mark Lenz Electric. Skovron reported that the COG received a \$12,000.00 grant. Skovron also reported on a meeting held at the Salisbury Town Hall regarding *How To Guide For Accessory Apartments* for rental purposes. After

discussion, the general consensus of the Commission was that the concept for rental Accessory Apartments was probably not ideal for Falls Village.

There being no further business, Bidou moved, Orr-Andrawes seconded, to adjourn the meeting.

7. Adjournment. Regular Meeting adjourned at 8:21 p.m. by Chairman, Fred Laser.

Respectfully submitted, Alice Macchi, Recording Secretary.