

PLANNING & ZONING COMMISSION, Town of Canaan
Falls Village Town Hall, 108 Main Street, Falls Village, CT
Regular Meeting Minutes
Wednesday, September 23, 2009

Present: Fred Laser, Chairman, Mike O'Neil, Zoning Enforcement Officer, and Regular Members, Alison Orr-Andrawes, Tom Scott, Alice Macchi Greg Bidou and Stephen Koshland and Alternate Member, Greg Marlowe (sitting in for Regular Member, Ruth Skovron).

Absent: Regular Members, Jody Bronson, Ruth Skovron and Alternate Member, Vincent Inconiglios

Also Present: William Colby, Richard Wells (General Contractor on behalf of Owners, Felicia Brodzky-Jones and Joel Jones), Felicia Brodzky-Jones, Joel Jones and Gale Toensing.

Regular Meeting called to order at 7:12 p.m. by Chairman, Fred Laser.

AGENDA:

1. New Business

a. Review request for Zoning Regulation Amendment to Section 2.6.D.2b.i, Interior Lot for Single Family Dwelling, Colby Engineering, LLC: Tom Scott asked for clarification on the definition of an interior lot. Koshland commented regarding concern by potentially adding roads to the responsibility of the Town. The concern was addressed in that the special permit process would provide the control. Scott made comment regarding his concern for preservation of privacy, rural character and density and spoke in favor of house clustering, as per the current regulations. O'Neil commented that in larger-acreage subdivisions, interior lots could potentially result in less density. Koshland added further comment on concern for the privacy aspect with regard to abutting property owners and the potential consequences that could occur as a result of the creation of interior lots. After further discussion, it was agreed that it was the obligation and due diligence of the commission to have the Town Attorney and Planner (Glen Childer) review the proposed regulation amendment or to vote to deny or approve the proposed regulation change. (It was so noted that the NWCCOG had reviewed the proposed language for the revision and had deemed it acceptable.) Bidou commented that he would like to have additional professional opinions as to why the requested regulation amendment should be passed or denied. Following discussion, the following motion was made: **MOTION by Marlowe, seconded by Scott, that the foregoing matter, request for Zoning Regulation Amendment to Section 2.6.D.2b.i, Interior Lot for Single Family Dwelling, by Colby Engineering, LLC, be tabled until the proposed regulation amendment can be reviewed by both Town Attorney and Planner; unanimous.**

b. Review request for proposed accessory apartment at 144 Warren Turnpike Road, Richard Wells: Brief discussion by Commission. **MOTION by Scott, seconded by Orr-Andrawes, to approve the Special Permit application for a detached accessory apartment at 144 Warren Turnpike Road; unanimously approved by individual vote.**

2. Approval of Minutes, P&Z July Regular Meeting held July 22, 2009. MOTION made by Scott, seconded by Marlowe it was moved to accept, as presented, the minutes of the P&Z July Regular Meeting held on July 22, 2009; unanimous. (Bidou and Koshland abstained from the vote due to their absence at the 7/22/09 meeting.)

3. ZEO Report (September 23, 2009) by Michael O'Neil. Copy attached:

Mike read his report to the Commission. Following brief discussion, the **ZEO Report (9/23/09)** by **Mike O'Neil** was **ACCEPTED**.

4. Correspondence and Public Comments:

a. Letter from The Ottery Group regarding invitation to participate as a consulting party to the Section 106 review of the proposed AT&T Mobility, "Falls Village/Canaan #2413 Telecommunications Facility" – 8 Barnes Road, Falls Village, CT: **By consensus, the Commission decided to decline the invitation to participate in the consultation process with regard to the foregoing. By further consensus, the Commission decided that the invitation should be referred to the Historical Society.**

5. Old Business: Tom Scott inquired if any comments had been received from Northwestern Connecticut Council of Governments regarding zoning amendments. O'Neil advised that a reply memo had been received from NWCCOG, dated July 8, 2009, which O'Neil provided copies to the Commission members.

6. Any other business to properly come before the Commission: N/A.

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

7. Adjournment. Regular Meeting adjourned at 8:05 p.m. by Chairman, Fred Laser.

Respectfully submitted, Alice Macchi, Recording Secretary.