

PLANNING AND ZONING COMMISSION

Town of Canaan (Falls Village) CT

Application for
Change of Use
2010

APPLICATION FOR

Change of Zone

Change of Zoning Regulations

Special Permit Change of Use

Land Owner Town of Canaan

Address 107 Main Street
Falls Village, CT 06031

Kyle

Acreage of lot .14

Telephone 860-824-0707 Mobile n/a

Applicant if different from owner:

Name Falls Village Cafe LLC Telephone 860-453-4183

Address 310 Music Mtn Rd Mobile n/a
Falls Village, CT 06031

Zone: Present Commercial Proposed Restaurant

Reasons for request: For commercial/business use.
Currently a cafe, that is expanding into a
greater restaurant business. 40 seats (inside)
and 16 seats (outside)

Please indicate the adjoining property owners, their addresses and location including the property across the street as follows:

- Bounded: Northerly: Michael W. Klemens, PO Box 432, Falls Village, CT (105 Main St.)
- Easterly: Falls Village Children's Theatre Co. c/o Denise Cohn, 25 Jazz Rd, Falls Village
- Easterly: Leonard & Nancy Deutch, PO Box 304, Falls Village, CT (E Prospect St)
- Southerly: Town of Canaan, PO Box 47, Falls Village, CT (Town Green)
- Westerly: William C. Beebe, PO Box 31, Falls Village, CT 06031 (10 Prospect St)
- Westerly: Great Falls Properties, LLC, PO Box 71, Falls Village, CT (33 Railroad St)

All information submitted with this application is true and accurate to the best of my knowledge:

Date: 09/21/21

[Signature]

Signature of Petitioner

FALLS VILLAGE CAFE LLC



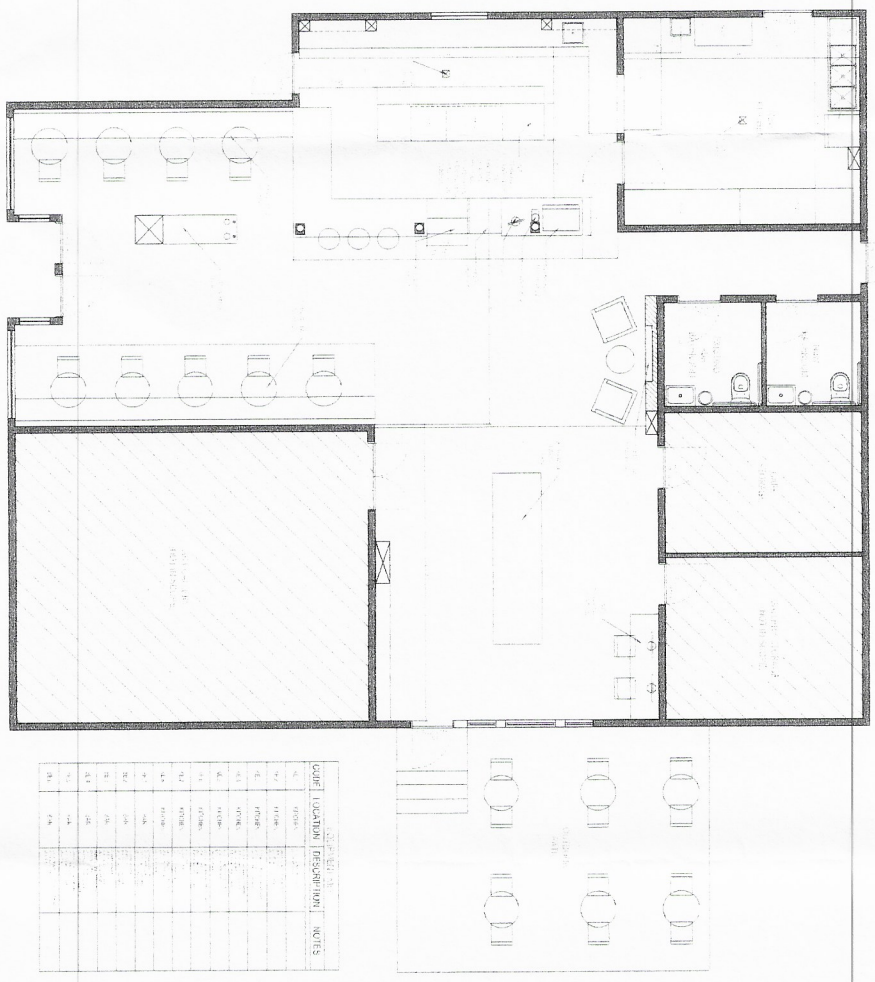
PROJECT LOCATION: FALLS VILLAGE CAFE
 PROJECT ARCHITECT: [Firm Name]

FALLS VILLAGE CAFE

DISCLAIMER: This drawing is prepared for the use of the client and is not to be used for any other purpose without the written consent of the architect. The architect is not responsible for any errors or omissions in this drawing.

OWNER: [Client Name]
 DATE: [Date]

SCALE: 1/8" = 1'-0"



NO.	DATE	DESCRIPTION	NOTES
01	10/10/20	ISSUE FOR PERMITS	
02	11/05/20	PROPOSED	
03	11/15/20	REVISED	
04	11/20/20	REVISED	
05	12/01/20	REVISED	
06	12/15/20	REVISED	
07	01/05/21	REVISED	
08	01/15/21	REVISED	
09	02/01/21	REVISED	
10	02/15/21	REVISED	
11	03/01/21	REVISED	
12	03/15/21	REVISED	
13	04/01/21	REVISED	
14	04/15/21	REVISED	
15	05/01/21	REVISED	

PROPOSED FLOORPLAN
 ARCHITECT: [Firm Name]
 DATE: [Date]
 SCALE: 1/8" = 1'-0"

SPECIAL PERMIT- The Falls Village Cafe

Town of Canaan (Falls Village) Planning and Zoning Commission | 108
Main Street | Falls Village, CT 06031

This memorandum has been prepared by Janell Mullen, Planning Consultant in advance of a public hearing on the subject property scheduled for November 18, 2021 at 6:30 pm.

Subject Property: 107 Main Street, Falls Village, CT 06031

Applicant Information: Adam Sarosi/Kyle Wilkinson representing The Falls Village Cafe, LLC

Property Owner: The Town of Canaan (Falls Village)

Project Background:

The Town of Canaan (Falls Village) owns the property located at 107 Main Street. Its tenant The Falls Village Cafe, LLC has established a restaurant on the premises. The lessee is retroactively applying for a Special Permit on no fault of its own. The cafe is currently in operation with 40 seats inside and 16 seats outside according to the completed application.

Pertinent Zoning Regulations:

The subject property is located in the Village Business Zone. According to the standards on permissible uses (*Town of Falls Village Zoning Regulations, pg 9*), municipal buildings or uses are subject to a Special Permit in this zone. The Planning and Zoning Commission recommended that the lessee submit an application. All Special Permit uses are subject to a Public Hearing (*pg 72*).

Special Permit Approval Criteria:

Pursuant to the Town of Falls Village Zoning Regulations, the following shall be determined by the Commission for approval:

- That the proposed use will not have any detrimental effects upon the public health, safety, or welfare, and that the proposed uses will not conflict with the purposes of the Regulations
- That the proposed use is permissible by these Regulations and that the proposed meets all applicable bulk and other requirements of these Regulations
- That the proposed use or activity does not conflict with and will not hinder achievement of applicable goals, objectives, policies, or recommendations of the Plan of Conservation and Development

Consultant Recommendation:

It is my understanding that the applicant meets all of the aforementioned criteria.

- The use is not in conflict with the Regulations.
- The building's footprint has not been enlarged. Pursuant to Executive Order 7MM and extended by Special Act 21-3, the outdoor dining area is accessory to a licensed food establishment. The on-premise signage associated with its use complies with the Regulations, which limits signage to ten (10) square feet in area (*pg 48*).
- According to the Plan of Conservation and Development, one of the planning visions for the Town includes "enhancing the Historic Village Center's Vitality (*POCD, 15*). Supporting existing and new businesses is a part of achieving long-term vitality in the Village Center.

I recommend that the Commission move to approve the Special Permit for 107 Main Street for the operation of the Falls Village Cafe, LLC.

Related Materials/Communications Received:

At the time of the writing of this memorandum, the following items have been received by the Commission or by myself, on behalf of the P&Z Commission:

- Special Permit Application form submitted on 9/21/2021 completed by the representative of the Falls Village Cafe, LLC and signed by the Town as the Property Owner
- Floor plan of the Cafe's interior, received via email on 10/29/2021
- Notification of abutters notices, received via email from Selectmen Barger on 11/29/2021

Communications Received (continued)

Letters to the Commission:

- Michael Klemens (via email PZC Chair, Selectmen, and Town Clerk on 08/30/2021);
 - Kenneth Krushel (via email to the Selectmen on 11/4/2021)
 - Warren Whitaker (via email to Selectmen on 11/4/2021);
 - Robin Bardolia (via email to PZC Chair and Selectmen on 11/4/2021)
 - Vicki Cohen (via email to PZC Chair and Selectmen on 11/5/2021)
 - Lonnie Carter (via email to Selectmen on 11/6/2021;
 - Garth Kobal (via email to Selectmen on 11/11/2021)
 - Barbara Deinhardt and Dan Silverman (via email on 11/13/2021)
 - Bunny Williams (via email
-
- John Sutter & Kathleen Kucka (via email to Selectmen on 11/16/2021)

Respectively submitted,

Janell Mullen 11/12/2021 and updated 11/30/2021

<p style="text-align: center;">Legal Notice Borough of Litchfield Historic District Commission</p> <p>The Borough of Litchfield Historic District Commission, Litchfield, CT, will hold Public Hearings on December 2, 2021, beginning at 7:00pm at 28 Russell Street, to consider the following applications for Certificate of Appropriateness.</p> <p>1. Application #2262, MacDonald Family LLC, 3 West Street, for sign</p> <p>Dated in Litchfield, Connecticut this 22nd day of November, 2021. Wendy Simoncelli, Vice Chair R-A November 26, 2021</p> <hr/> <p style="text-align: center;">CITY OF TORRINGTON PLANNING AND ZONING COMMISSION LEGAL NOTICE</p> <p>At its regular meeting on November 17, 2021, the Planning and Zoning Commission acted on the following applications:</p> <p>Proposed Zone Change Applicant: Allan Borghesi Location: Dibble Street, Assessor Map 136 Block 006 Lot 001 Proposal: Change Zone Map to Local Business, LB (currently zoned R10s) DECISION: Approved. Effective date of the Zone Change: November 27, 2021</p> <p>Proposed Change of Zoning Regulations Applicant: Volta Charging, LLC; c/o Samuel Lee Proposal: Proposed Amendment to Sections 5.15.2; 5.15.5B and 5.15.6B DECISION: Approved. Effective date of the Zoning Regulation Amendment: November 27, 2021</p> <p>Proposed Amendments to Torrington Zoning Regulations Applicant: Torrington Planning and Zoning Commission Proposal: 1. Replace addendum: Wireless Communication Facilities with New Section: Wireless Communication Facilities 2. Amendments to Section 5.1, Accessory Apartments, per CT PA 21-29 DECISION: Approved. Effective date of the Zoning Regulation Amendment: November 27, 2021</p> <p>Special Exception 21-09 and Site Plan 1378 Applicant: Alam Realty, Inc. Location: 861 New Harwinton Road Proposal: Gasoline sales, install gasoline dispensers, canopy, parking and Landscaping, building façade modifications DECISION: DENIED.</p> <p>Copies of the above mentioned proposals, maps and amendments are on file in the Land Use Office, City Hall, 140 Main Street, Torrington, CT</p> <p>Greg Mele, Chairman Planning and Zoning Commission</p> <p>Dated in Torrington, CT This 26th day of November, 2021 R-A November 26, 2021</p>	<p style="text-align: center;">LIQUOR PERMIT NOTICE OF APPLICATION</p> <p>This is to give notice that I, NANCY C. TITO-LEON 76 AVON AVE FL 2 WATERBURY, CT 06708-4619</p> <p>Have filed an application placarded 11/22/2021 with the Department of Consumer Protection for a GROCERY BEER PERMIT for the sale of alcoholic liquor on the premises at 1515 WOLCOTT RD WOLCOTT CT 06716-1351</p> <p>The business will be owned by: LA MINI PLACITA LLC</p> <p>Objections must be filed by: 01-03-2022</p> <p style="text-align: center;">NANCY C TITO-LEON</p> <p style="text-align: center;">R-A NOVEMBER 19 & 26, 2021</p> <hr/> <p style="text-align: center;">PUBLIC HEARING</p> <p>At a Special Informational Meeting of the Bureau of Assessment held on Tuesday, November 23, 2021, the Board voted unanimously to set a Public Hearing (Via *Zoom) on Tuesday, December 7, 2021, at 5:30 P.M. for the purpose of soliciting public input relative to the proposed discontinuance of a portion of CHASE RIVER ROAD.</p> <p>To participate in the public hearing, attendees may join the Zoom Meeting: *https://waterburyct.zoom.us/j/98231790568?pwd=ZVR-R-O-H-M-w-b-k-F-C-T-j-B-P-M-T-N-C-M-F-B-O-M-E-G-0-Q-T-09</p> <p>Meeting ID: 982 3179 0568 Passcode: 404811 One tap mobile +16468769923,98231790568# US (New York)</p> <p>Copies of the aforementioned are on file and available perusal and/or purchase in the Office of the City Clerk, 235 Grand Street, 830 a.m. - 4:30 p.m.</p> <p>ATTEST: Michael J. Dalton City Clerk R-A November 26 & 30, 2021</p> <hr/> <p style="text-align: center;">LEGAL NOTICE</p> <p>Notice is hereby given that on Thursday, December 9 at 6:30 PM, in The Canaan (Falls Village) Town Hall, located at 108 Main Street, Falls Village, CT 06031; the Planning and Zoning Commission will hold a Public Hearing on the following application:</p> <p>Consideration of a Special Permit, for a restaurant/café use of the Falls Village Café, LLC, in a municipal building, which is located 107 Main Street.</p> <p>At this hearing all interested parties may appear and be heard, and written testimony received. The application is on file in the office of the Town Clerk at The Canaan (Falls Village) Town Hall.</p> <p>Respectively Submitted, Fred Laser, PZC Chairman R-A 11/26 & 12/6/2021</p>
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NOTIFICATION TO PROPERTY OWNERS

The Town of Canaan (Falls Village) Planning and Zoning Commission will be holding a public hearing on December 9, 2021 on 6:30 PM at the Town Hall located at 108 Main Street, Falls Village CT, 06031.

The subject of the public hearing will be the special permit for the Falls Village Café, LLC, located at 107 Main Street which is being applied for retroactively. The special permit is required for a use in a municipal building pursuant to the Town of Canaan (Falls Village) Zoning Regulations. The Town of Canaan (Falls Village) owns the building located at the subject address.

The subject application and restaurant/café layout have been included in this mailing for your reference.

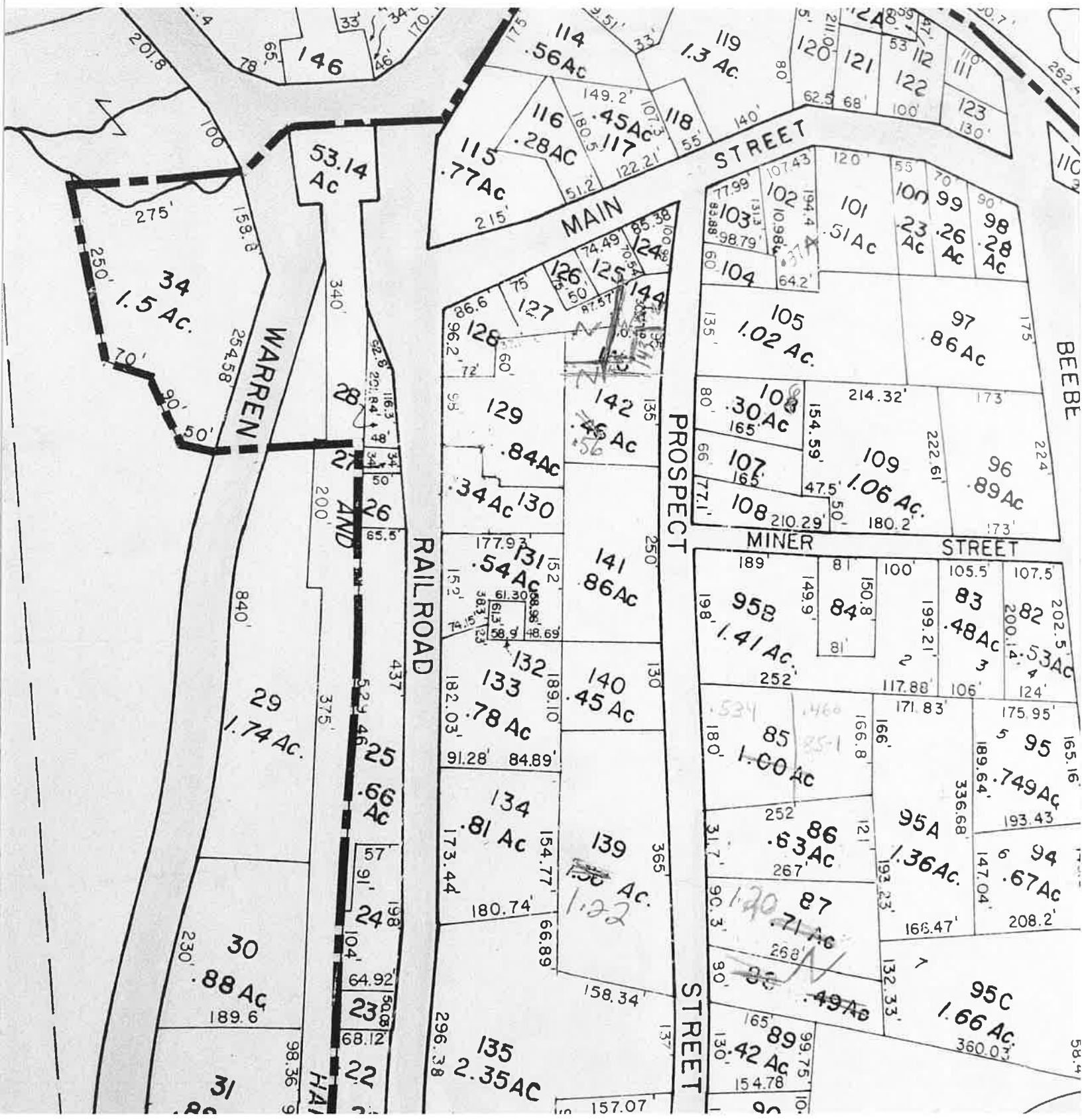
Sincerely,

A handwritten signature in blue ink, appearing to read "Dave Barger", with a stylized flourish extending to the right.

Dave Barger as representative of the Town as co-applicant

Properties and Owners Abutting 107 Main St., Falls Village, CT

- Tripp, Jeffrey D. & Garcia-Tripp, Letitia 104 Main St.
- Brewster Holdings LLC 100 Main St.
- Noonan, David & Embiricos-Noonan, Nina 101 Main St.
- Falls Village Children's Theatre Co. 103 Main St.
 % Denise Cohn
- William Betts 105 Main St.
- Diane S. Chinatti 16 Prospect St.
- William C. Beebe 10 Prospect St.
- Leonard L. & Nancy Deutsch 8 Prospect St.
- Great Falls Property LLC 33 Railroad St.



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David J. Noonan & Dana Embriacos Noonan
101 Main St
Falls Village, CT 06031

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c/o Denise Bohm
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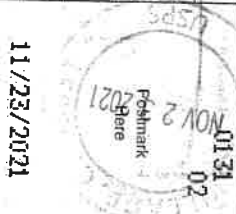
Total Postage and Fees

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Jeremy D. Tripp & Letitia Garcia-Tripp
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