

**BEACON FALLS PLANNING & ZONING COMMISSION**  
**Monthly Meeting**  
**July 15, 2021**  
**MEETING MINUTES**  
**(Subject to revision)**

**1. Call to Order / Pledge of Allegiance**

Chairman Donald Molleur called the meeting to order at 7:30 P.M.

**Members Present:** Donald Molleur (DM), Harry Roscoe (HR), Cody Brennan (CB) Michael Rupsis (MR), Robert Starkey (RS), Jack Burns (JB)

**Members Absent:** Michael Pratt (MP), Marc Bronn (MB)

**Others Present:** Town Planner Keith Rosenfeld (KR), Savannah-Nicole Villalba (SV), Mike Mormile (ZEO), Attorney Stephen Bellis (SB) on behalf of Hopp Brook Developers

**2. Read & Approval Minutes from Previous Meetings**

**Motion made to approve and accept the meeting minutes from June 17, 2021, as submitted - HR/CB, all ayes.**

**3. Comments from the Public**

Gary Komarowsky, 15 2<sup>nd</sup> Street – Want to strongly urge board to not to take a knee jerk reaction to medical and recreational marijuana. This is a tax generator, convenient for town, other businesses will flourish.

**4. Reports**

**a. Zoning Enforcement Officer**

**Motion to accept ZEO Monthly Report.**

**Motion made by Jack Burns Seconded by Michael Rupsis.**

**VOTE:**

Donald Molleur	<u>Aye</u>	Nay	Abstain	Absent
Jack Burns	<u>Aye</u>	Nay	Abstain	Absent
Harry Roscoe	<u>Aye</u>	Nay	Abstain	Absent
Cody Brennan	<u>Aye</u>	Nay	Abstain	Absent
Michael Rupsis	<u>Aye</u>	Nay	Abstain	Absent
Marc Bronn	<u>Aye</u>	Nay	Abstain	<u>Absent</u>
Robert Starkey	<u>Aye</u>	Nay	Abstain	Absent
Michael Pratt	<u>Aye</u>	Nay	Abstain	<u>Absent</u>

**b. Town Engineer - No report.**

**c. Town Planner - No report. Provided comment throughout other topics.**

**5. Old Business**

**a. Chatfield Farms –KR: Received excavation approval. Imagine it will start sometime soon.**

**b. Floating Residential Transition Zone – KR: sent to Town Clerk. Effective date July 18<sup>th</sup>**

**c. HI Stone Blasting/15 Alliance Cir – DM: researching scale tickets to come up with a usage drawn out of quarry to determine how much has been removed.**

**d. MHC 83/808 South Main St. - no updates; HR: no updates from IWWC discussion**

**e. Board and Commission Member Training – no updates**

**f. Agricultural/Livestock Regulations - SN: met with Mr. Muth & Uhl. Gave them our information. Wait for Mr. Muth to submit documentation, and allow Commission to review their submission. Cody Muth, 229 Burton Road – I will have something to submit for the next meeting.**

6. **New Business** - none

7. **New Applications**

- a. Hopp Brook Village – Zone Change & Text Amendment. DM: Have you submitted to Inland Wetlands? SB: Yes, I have approvals. DM: On these applications you just submitted? SB: Yes.

DM: I need something in writing from the DEEP, from Water Protection and Land Reuse, to allow you to use ingress and egress over their property, Beacon Heights Landfill.

SB: That will be discussed at the Public Hearing. Your attorney and I have discussed that Miller Road is a right of way.

DM: You will have this ironed out prior to the public hearing? Used as an Emergency Access or a tie into the project.

SB: Miller Road is a right of way. Means the public can use it. The emergency access over the landfill? That is during construction, that is not permanent.

DM: It is going to have an impact on the site. If that is the only way in and out.

SB: Now we have Miller Road. We may not need it. The Wetlands didn't feel it was necessary. Your Commission can decide if they don't need it. DM: That will depend on Fire Marshall.

**Motion to accept applications PZC-06252021-1-ZC (Zone Change) and PZC-06252021-2- TA (Text Amendment)/Hopp Brook Village. Motion made by Jack Burns/Seconded by Robert Starkey.**

**VOTE:**

Donald Molleur	<u>Aye</u>	Nay	Abstain	Absent
Jack Burns	<u>Aye</u>	Nay	Abstain	Absent
Harry Roscoe	<u>Aye</u>	Nay	Abstain	Absent
Cody Brennan	<u>Aye</u>	Nay	Abstain	Absent
Michael Rupsis	<u>Aye</u>	Nay	Abstain	Absent
Marc Bronn	<u>Aye</u>	Nay	Abstain	<u>Absent</u>
Robert Starkey	<u>Aye</u>	Nay	Abstain	Absent
Michael Pratt	<u>Aye</u>	Nay	Abstain	<u>Absent</u>

**Motion to set a public hearing for PZC-06252021-2-TA (Text Amendment)/Hopp Brook Village for Thursday August 26, 2021, at 7:00pm, and a public hearing for PZC-06252021-1-ZC (Zone Change)/Hopp Brook Village for Thursday August 26, 2021, at 7:30 pm. Motion made by Michael Rupsis/Seconded by Jack Burns. (Location TBD).**

**VOTE:**

Donald Molleur	<u>Aye</u>	Nay	Abstain	Absent
Jack Burns	<u>Aye</u>	Nay	Abstain	Absent
Harry Roscoe	<u>Aye</u>	Nay	Abstain	Absent
Cody Brennan	<u>Aye</u>	Nay	Abstain	Absent
Michael Rupsis	<u>Aye</u>	Nay	Abstain	Absent
Marc Bronn	<u>Aye</u>	Nay	Abstain	<u>Absent</u>
Robert Starkey	<u>Aye</u>	Nay	Abstain	Absent
Michael Pratt	<u>Aye</u>	Nay	Abstain	<u>Absent</u>

SN: We (SN & KR) will not be reviewing the application at the Naugatuck Valley COG. We are here as Beacon Falls Planners.

**8. Petitions from Commissioners –**

RS: What is update on Smith Property & Wolfe Avenue. Selectman Michael Krenesky, 22 Maple Avenue. The BOS voted to get real estate analysis on property, with potential to put property up for sale. Not putting it up for sale, just looking at the numbers.

ZEO: Smith Property on Burton Road issue is with Town Attorney. Exploring all options.

DM: I would like to schedule a public hearing for the topic of establishing a moratorium on making a decision on cannabis related establishments, to allow Town of Beacon Falls to study the issue and make an informed decision.

**Motion to schedule a public hearing on August 19, 2021, at 7:00 pm for a PZC Sponsored Text Amendment to the Zoning Regulations of the Town Beacon Falls, seeking to establish a temporary moratorium on cannabis establishments in the Town of Beacon Falls, to allow time to study the subject and determine what is best for the Town. Motion made by Donald Molleur/Seconded by Michael Rupsis.**

**VOTE:**

Donald Molleur	<u>Aye</u>	Nay	Abstain	Absent
Jack Burns	<u>Aye</u>	Nay	Abstain	Absent
Harry Roscoe	<u>Aye</u>	Nay	Abstain	Absent
Cody Brennan	<u>Aye</u>	Nay	Abstain	Absent
Michael Rupsis	<u>Aye</u>	Nay	Abstain	Absent
Marc Bronn	<u>Aye</u>	Nay	Abstain	<u>Absent</u>
Robert Starkey	<u>Aye</u>	Nay	Abstain	Absent
Michael Pratt	<u>Aye</u>	Nay	Abstain	<u>Absent</u>

9. **Correspondence & Payment of Bills** –

Motion to approve payment of Transcription Service invoice. Motion made by Donald Molleur; Seconded by Michael Rupsis. All ayes.

Motion to approve payment of legal service invoices, fees related to Planning and Zoning Commission. Motion made by Harry Roscoe Seconded by Michael Rupsis. All ayes.

10. **Adjournment**

Motion made by HR to adjourn at 8:04 PM, CB seconded, all ayes.

Respectfully submitted,

*Lisa Daigle*  
*Clerk, Planning & Zoning*